

Guide Price £375,000

Solent Avenue, Southampton SO19  
6BB



## HIGHLIGHTS

- THREE BEDROOM DETACHED BUNGALOW
- UPDATED THROUGHOUT BY THE CURRENT OWNERS
- OFFERED WITH NO ONWARD CHAIN
- SOUGHT-AFTER POETS ESTATE LOCATION
- LANDSCAPED FRONT AND REAR GARDENS
- BLOCK PAVED DRIVEWAY WITH AMPLE OFF-ROAD PARKING
- SINGLE GARAGE WITH INTERNAL ACCESS
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- EXCELLENT ACCESS TO BITTERNE PRECINCT, HEDGE END RETAIL PARK & M27
- IDEAL DOWNSIZE OR FAMILY HOME

THREE BEDROOM DETACHED BUNGALOW | UPDATED THROUGHOUT | NO ONWARD CHAIN

Bernards are delighted to introduce this beautifully presented three bedroom detached bungalow, ideally positioned within the ever-popular Poets Estate. Constructed in 1959 and thoughtfully updated throughout by the current owners, this superb home offers a perfect blend of modern comfort and spacious single-level living — all offered to the market with no onward chain.

From the moment you arrive, the property impresses with its attractive kerb appeal, featuring a generous blocked paved driveway providing ample off-road parking, alongside a single garage with convenient internal access. Complete with front and rear landscaped gardens, the property also has an elevated plot with nice views.

Internally, the accommodation flows beautifully and is flooded with natural light. The bungalow benefits from full UPVC double glazing and gas central heating, ensuring comfort all year round. The well-proportioned layout includes three versatile bedrooms, a spacious living area, and a bright conservatory overlooking the rear garden — perfect for enjoying the outdoors from the comfort

of your home.

The property also offers practical features such as side access and internal garage entry, enhancing both convenience and functionality for day-to-day living.

?? Location – Solent Avenue, Southampton

Situated on the sought-after Solent Avenue, within the Poets Estate, this home enjoys a prime residential setting. You are within easy reach of Bitterne Precinct for local amenities, Hedge End Retail Park for larger shopping options, and the neighbouring areas of West End. Excellent transport links are close by, including swift access to the M27, making this an ideal location for commuters and families alike.

Whether you are looking to downsize without compromise or secure a spacious family bungalow in a desirable area, this property ticks all the boxes.

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# PROPERTY INFORMATION

## LIVING ROOM

17 x 10 (5.18m x 3.05m)

## KITCHEN

13 x 10 (3.96m x 3.05m)

## SUN ROOM

9 x 7 (2.74m x 2.13m)

## BEDROOM ONE

13 x 13 (3.96m x 3.96m)

## BEDROOM TWO

10 x 10 (3.05m x 3.05m)

## BEDROOM THREE

9 x 7 (2.74m x 2.13m)

## BATHROOM

8 x 6 (2.44m x 1.83m)

## Council Tax Band

Southampton City Council (Band C)

## Tenure

Freehold

## Anti Money Laundering (AML)

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

## Bernards Mortgage & Protection

## Offer Check Procedure

If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

## Removal Quotes

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

## Solicitors

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

## Disclosure Statement

These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract. Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details. Neither Bernards Estate Agents, nor any of its employees or representatives, has the authority to make or give any representation or warranty whatsoever in relation to this property.



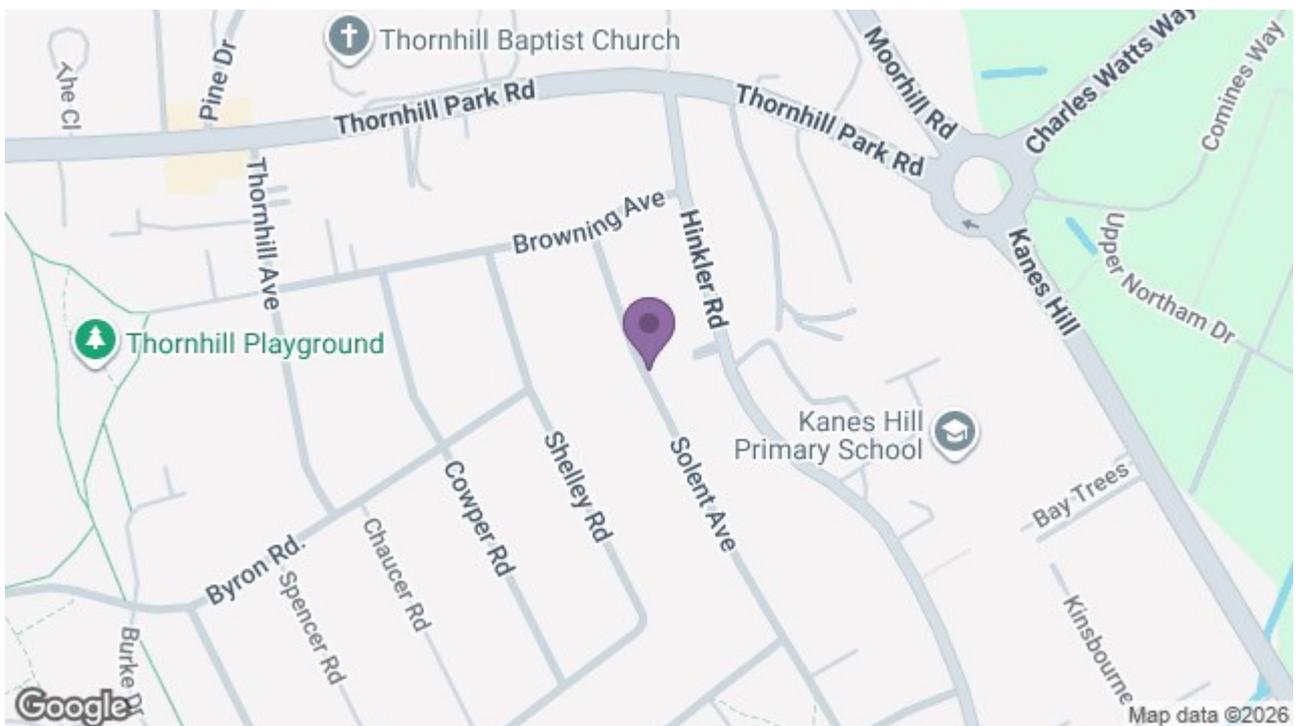
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	84
England & Wales		EU Directive 2002/91/EC	





Ground Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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