



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Planned		Current	Planned
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-98%) A			(92) plus A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-65) D			(55-65) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



124 Oaktree Road
Southampton, SO18 1PH

❄️ OPEN DAY FRIDAY 22ND JULY - CALL TO BOOK YOUR ALLOCATED TIME TO VIEW ❄️

We are pleased to welcome to the market this immaculate four bedroom semi detached home with off road parking in the popular location of Bitterne Park.

The property is over three levels and the ground floor consists of an open plan lounge diner to the front and a modern fitted kitchen to the rear. Moving up to the first floor there is a primary bedroom with an en-suite shower room, two more bedrooms and the family bathroom.

Up on to the second floor there another large bedroom.

Externally there is off road parking to the front and a fair sized west facing garden to the rear which features a shed and paved seating area.

The home has undergone major refurbishments during the current owners occupation and all has been done to a high standard.

This home is close to the ever so popular Riverside Park.

For more information or to arrange a viewing please call Castles today.

CHARLES TUSON • GARY AGAR • SEAN WREN



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Offers over £425,000

124 Oaktree Road
Southampton, SO18 1PH



- FOUR BEDROOMS
- OFF ROAD PARKING
- IMMACULATE THROUGHOUT
- WEST FACING GARDEN
- SEMI DETACHED
- BITTERNE PARK LOCATION
- OPEN PLAN LOUNGE DINER
- CLOSE TO RIVERSIDE PARK

LOUNGE DINER

25'3" x 14'2" (7.72 x 4.32)

KITCHEN

16'4" x 9'4" (5.0 x 2.87)

LEAN TO

17'3" x 7'6" (5.26 x 2.29)

BEDROOM ONE + ENSUITE

10'7" x 8'9" (3.25 x 2.67)

BEDROOM TWO

9'6" x 9'4" (2.90 x 2.87)

BEDROOM THREE

18'0" x 12'1" (5.5 x 3.7)

BATHROOM

BEDROOM FOUR

8'9" x 6'3" (2.67 x 1.93)

Solicitors

If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Financial Services

If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent

mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks. 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.

