



1 Blighmont Avenue | £275,000
Southampton, SO15 8RD





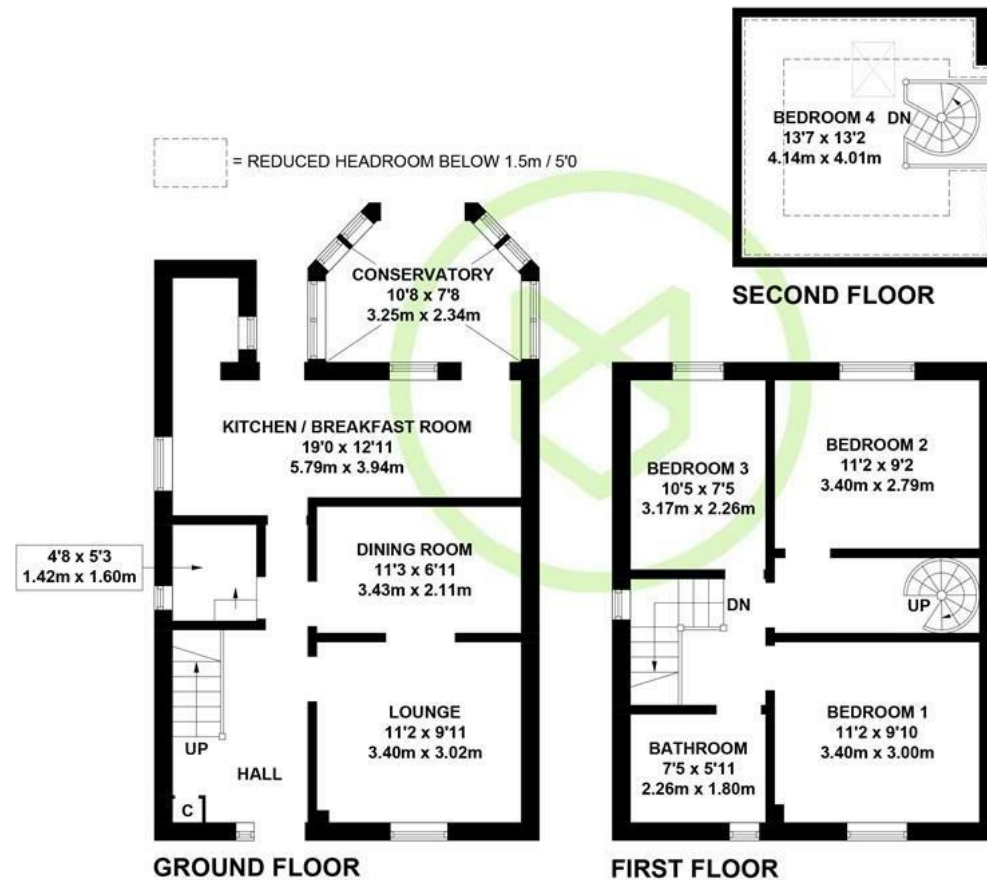
1 Blighmont Avenue
Southampton, SO15 8RD

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Summary

Offered to the market with no onward chain, this semi-detached family home offers a versatile arrangement of accommodation with scope to upgrade. Three generous double bedrooms are complemented by a spacious loft room accessed via a spiral staircase, served by the family bathroom. On the ground floor, the sitting room and separate dining room are complemented by the fitted kitchen, conservatory, and shower room with WC. Outside, there is off-road parking for two vehicles, an area of lawn, and an enclosed decked rear garden.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 563 SQ FT / 52.3 SQ M
FIRST FLOOR = 458 SQ FT / 42.6 SQ M
SECOND FLOOR = 179 SQ FT / 16.6 SQ M
TOTAL = 1200 SQ FT / 111.5 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1258475)

Features

- A spacious semi detached family home
- Three generous double bedrooms
- Loft room accessed via a spiral staircase
- Conveniently positioned for amenities and commuter links
- Separate sitting room, dining room and conservatory
- Family bathroom and ground floor shower room
- Off road parking
- Corner position with enclosed decked rear garden
- No onward chain

EPC Rating

Energy Efficiency Rating
Current D
Potential C

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Ground Floor

The spacious entrance hall offers ample space for coats and shoes, with storage under the stairs, as well as a cupboard housing the gas-fired boiler. The sitting room overlooks the front aspect and opens into the adjoining dining room. The L-shaped kitchen offers an extensive range of shaker style wall and base units with granite effect worksurfaces. Integrated appliances include a double oven, electric hob with hood over. Plumbing is available for a washing machine with space for a freestanding fridge freezer. French doors open to the adjoining conservatory which opens into the decked and enclosed rear garden. A ground floor shower room comprises a shower cubicle, wash basin, vanity unit and dual flush wc.

First Floor

The landing accesses three generous double bedrooms all served by a family bathroom, comprising a panelled bath with shower attachment, wash basin, wc and heated towel rail. A spiral staircase ascends to a useful loft room fitted with a bath and wash basin flooded with light from a velux window.

Parking

Off road parking is available on the driveway for two vehicles.

Outside

Positioned on a generous corner plot the walled and low maintenance front garden is pebbled with a lawned area extending along the side of the property. The enclosed rear garden is decked with a timber shed offering useful storage space.

Location

Freemantle is a popular and well-connected residential district located just to the west of Southampton city centre. The area features a mix of Victorian and Edwardian homes alongside more modern developments, making it appealing to first-time buyers, families and investors alike. Residents benefit from excellent local amenities, including independent shops, cosy cafés, well-regarded schools and a choice of green spaces such as Freemantle Lake Park. The nearby Shirley High Street provides supermarkets, eateries and everyday essentials, while Southampton Central station is within easy reach, offering quick links to London and the wider south coast.

Heating

Gas fired central heating

Sellers position

No onward chain

Council Tax

Band B - Southampton City Council

Disclaimer Property Details

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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