



Millbrook Road West, Millbrook, SO15
Southampton

£300,000

Property Type: Semi Detached House

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Hamwic Independent Estate Agents are pleased to offer for sale this 3 bedroom semi-detached home located within the popular and convenient area of Millbrook, Southampton. The property offers a fantastic refurbishment opportunity and provides an ideal canvas for first-time buyers or investment purchasers looking to add value. Offering spacious accommodation throughout, the home features an open-plan lounge/dining room, a generous kitchen/breakfast room, three well-proportioned bedrooms, and a private rear garden. Externally, the property benefits from driveway parking for two vehicles. Ideally positioned close to Shirley High Street, Southampton City Centre, and excellent transport links, this property presents great potential to modernise and create a comfortable family home or profitable investment.



- 3 Bedroom Semi-Detached House
- Refurbishment Opportunity
- Ideal For First-Time Buyers Or Investors
- Spacious Lounge – Dining Room
- Gas Central Heating / Double Glazed Windows
- Driveway Parking For Two Vehicles
- Convenient Location Near Shirley High Street & City Centre
- Private Rear Garden
- No Forward Chain

Location:

Situated along Millbrook Road West, the property offers convenient access to local amenities, including Shirley High Street, supermarkets, schools, and public transport links. The M271/M27 motorway network is easily accessible, providing excellent commuter routes. Southampton City Centre and West quay Shopping Centre are within a short drive, offering a wide range of retail, dining, and leisure facilities.



Accommodation

Front: - The property is approached via a private driveway offering parking for two vehicles, with a low brick boundary wall and pathway leading to the front entrance.

Entrance Hall: - Smooth ceiling, radiator, fitted storage cupboard, and stairs to the first floor. Doors to the lounge and kitchen.

Lounge – Dining Room: - A bright and open-plan living space offering defined lounge and dining areas. Smooth ceilings, coved edges, radiators, double glazed windows to the front aspect, and double glazed patio doors opening onto the rear garden. Ample room for family seating and dining furniture, creating an ideal area for entertaining.

Kitchen / Breakfast Room: - A spacious kitchen fitted with a range of eye and base level units with contrasting work surfaces. Integrated oven with hob and extractor above, space and plumbing for freestanding appliances including fridge/freezer and washing machine. Double glazed window overlooking the rear garden, additional side door for access, and plenty of space for a breakfast table or informal dining.

First Floor Landing: - Smooth ceiling, loft access, and doors to all bedrooms and shower room.

Bedroom 1: - A generous double bedroom with smooth ceiling, radiator, double glazed window to the front aspect, and fitted wardrobes providing excellent storage.

Bedroom 2: - Another double bedroom with smooth ceiling, radiator, double glazed window overlooking the rear garden, and built-in wardrobes.

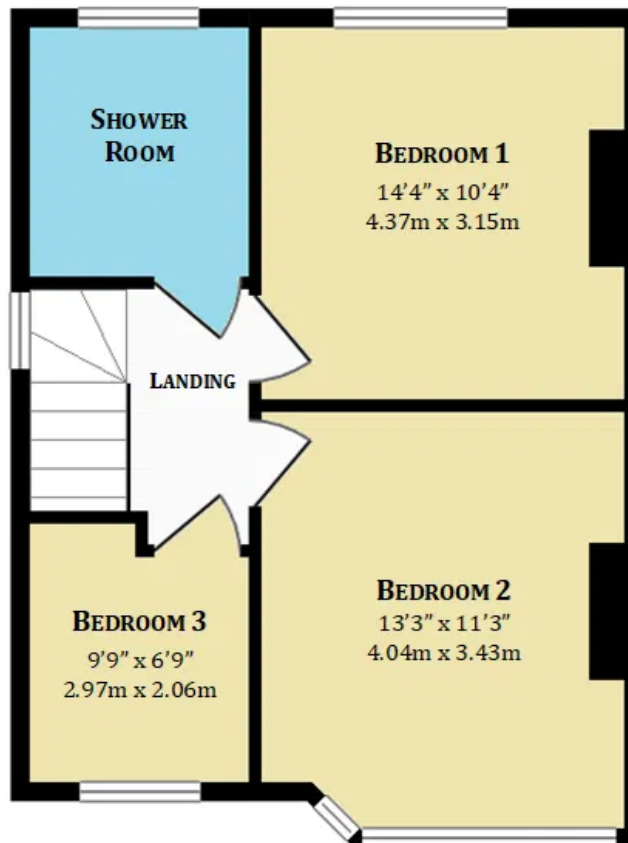
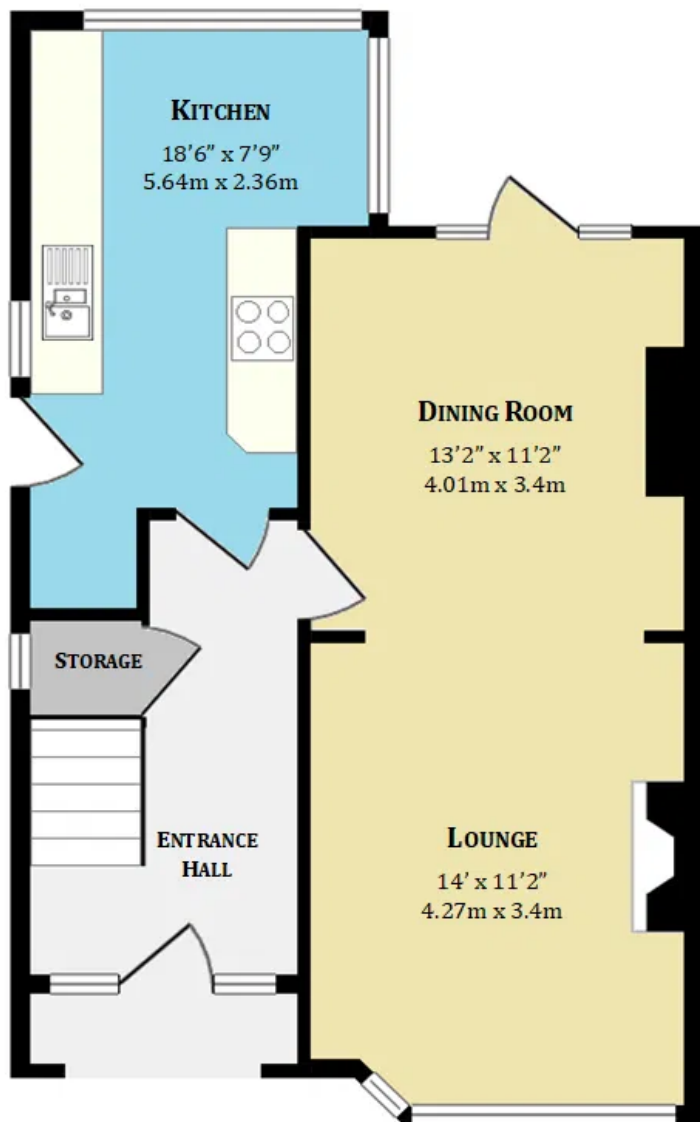
Bedroom 3: - A single bedroom with smooth ceiling, radiator, and double glazed window to the front aspect.

Shower Room: - Comprising a modern three-piece suite with enclosed shower cubicle, wash hand basin, low-level WC, heated towel rail, part-tiled walls, and obscure double glazed window to the rear.

Rear Garden: - A well-maintained and enclosed garden mainly laid to lawn with a paved seating area adjoining the property, ideal for outdoor dining. Timber shed to remain and side pedestrian access to the front.

Disclaimer: - Whilst believed to be accurate, all details are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate.

Tenure: Freehold / **Council Tax Band:** C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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