

Offers in excess of £365,000
Moat Hill, Southampton SO18



3

Bedrooms



1

Bathroom

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We are delighted to present this beautifully modernised three-bedroom semi-detached home, located in the sought-after area of Moat Hill, SO18.

Set over three spacious floors, this property offers versatile living space and must be viewed to be fully appreciated. Nestled at the end of a quiet cul-de-sac, the home enjoys peaceful woodland views from the rear garden, creating a private and tranquil setting.

The accommodation boasts a stunning modern kitchen with a central island, perfect for entertaining or family life, as well as well-proportioned bedrooms and a Modern three-piece bathroom with a shower over the bath.

Externally, the property offers a driveway providing off-road parking, along with a garage for additional storage or vehicle use.

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Externally, the property offers a **driveway providing off-road parking**, along with a **garage** for additional storage or vehicle use.

Key Features:

- Three generously sized bedrooms
- Accommodation set over three floors for flexible living
- Fully modernised throughout
- Quiet cul-de-sac location
- Garden with stunning woodland views
- Driveway and garage
- Modern kitchen with island
- Excellent transport links nearby

Local Area:

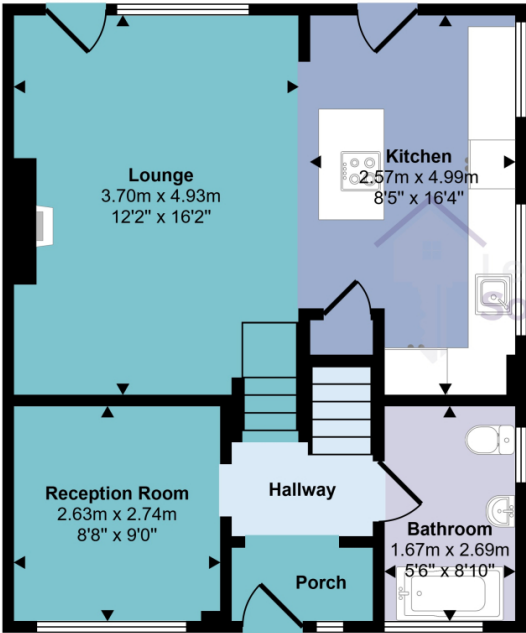
Moat Hill is a highly desirable location with excellent access to local amenities. **Townhill**, located nearby, is close to **Bitterne**, which boasts a thriving centre offering a wide range of shops and everyday amenities. The area also benefits from **infant, junior, and senior schools**, as well as its own **train station**, making it ideal for families and commuters alike.

Southampton city centre is within easy reach, providing a fantastic choice of shopping, dining, bars, cinemas, and leisure facilities, including **WestQuay Shopping Centre**. For those who travel further afield, **Southampton Airport** is approximately twenty minutes away, and the property has superb access to motorway links, including the **M27, M3, and A3** for connections to **London**, Portsmouth, and Bournemouth.

Services:

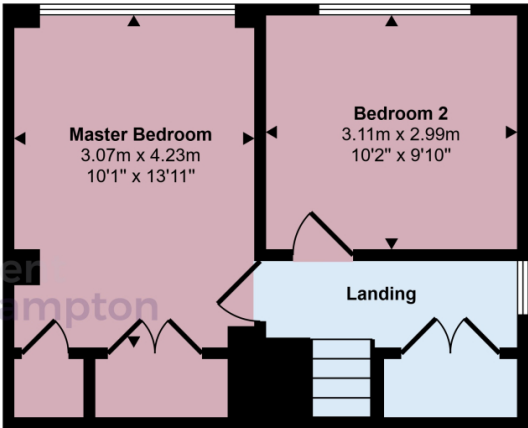
- Gas, electricity, water, and mains drainage are connected.
- Please note that none of the services or appliances have been tested by Lets Sell Southampton.
- **Fibre Broadband** is available with download speeds of up to 1000 **Mbps** and upload speeds of up to 900 **Mbps** (information provided by the Ofcom Checker website).

Approx Gross Internal Area
83 sq m / 891 sq ft



Ground Floor
Approx 50 sq m / 540 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor
Approx 33 sq m / 350 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Moat Hill

