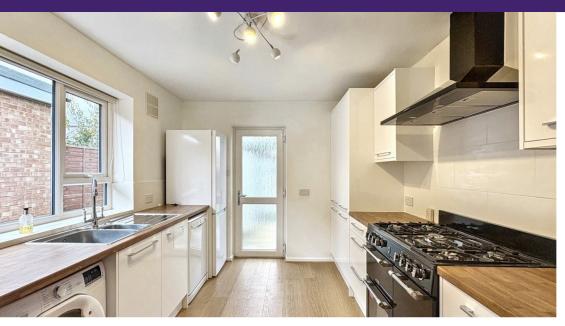


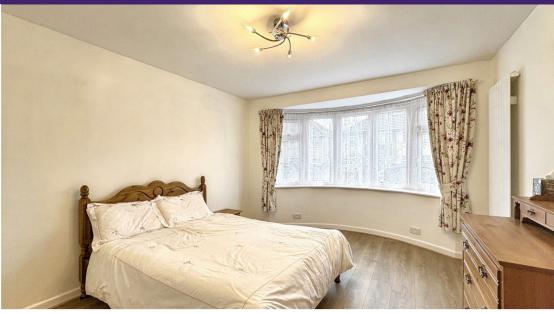






### Offers in excess of £365,000 Archery Grove, Southampton, SO19







Welcome to this beautifully refurbished detached bungalow, a fantastic opportunity for buyers seeking a modern, move-in-ready home with flexible living space.

This charming property has been thoughtfully updated throughout to create a stylish yet practical living environment. The home features a brand-new modern kitchen, complete with white goods and a new hob, providing a perfect space for cooking and entertaining. The contemporary bathroom has also been fully refurbished, offering a fresh and relaxing feel.

Further improvements include new flooring throughout, doubleglazed windows updated within the last few years, and a boiler less than seven years old, ensuring efficiency and peace of mind.

The layout of this home is wonderfully versatile. It can be enjoyed as a three-bedroom property with one reception room and a separate kitchen, or alternatively arranged as a two-bedroom home with two

Woolston, | enquiries@letsrentsouthampton.co.uk

02380 434448

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The layout of this home is wonderfully versatile. It can be enjoyed as a **three-bedroom property with one reception room and a separate kitchen**, or alternatively arranged as a **two-bedroom home with two reception rooms**, depending on your lifestyle. Adding to its charm is a **small conservatory**, ideal as a relaxing sunroom, dining area, or home office.

Outside, the property boasts a **private driveway** with ample parking, a **detached garage**, and a **well-maintained rear garden**. The garden is mainly laid to lawn with a **decking area**, perfect for soaking up the sun on those warm afternoons or for hosting family gatherings.

#### Location

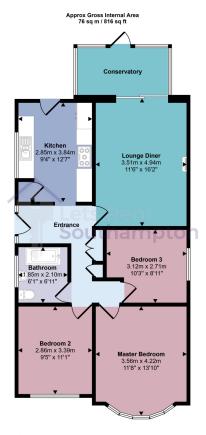
Situated in a **popular and well-connected area**, this bungalow is perfectly positioned for convenience. Excellent **local schools** are nearby, making it ideal for families, and there are **regular bus routes** offering easy access to Southampton city centre and surrounding areas.

The local area offers a variety of **shops, supermarkets, cafés, and pubs**, while nearby green spaces and parks provide opportunities for leisure and outdoor activities. For commuters, road links and public transport connections make this location highly practical, whether you're heading into the city or further afield.

With its **recent refurbishments, flexible layout, and desirable location**, this property is ready for its next owners to move straight in and enjoy. Whether you're a first-time buyer, downsizer, or a family looking for a comfortable, modern home, this bungalow has so much to offer.







Floorplan

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. Loons of literia such as bathroom suites are representations only and may not look like the real tiers. Made with Made Snappy 360.













# Energy performance certificate (EPC) 25 Archery Grove SOUTHAMPTON SO19 9FB Energy rating Valid until: 5 October 2035 Certificate number: 2735-5121-2500-0960-5276 Property type Detached bungalow Total floor area 75 square metres

#### Rules on letting this property

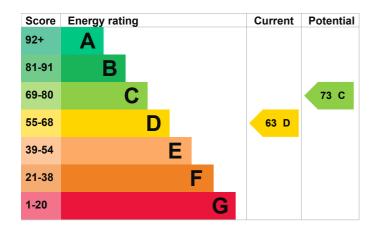
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

#### **Energy rating and score**

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60

#### Breakdown of property's energy performance

#### Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Good
Roof	Pitched, 300 mm loft insulation	Very good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Below average lighting efficiency	Poor
Floor	Suspended, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	Room heaters, electric	N/A

#### Primary energy use

The primary energy use for this property per year is 174 kilowatt hours per square metre (kWh/m2).

#### **Smart meters**

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

Find out how to get a smart meter (https://www.smartenergygb.org/)

#### How this affects your energy bills

An average household would need to spend £1,218 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy bills.

You could save £185 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

#### **Heating this property**

Estimated energy needed in this property is:

- 7,199 kWh per year for heating
- 2,026 kWh per year for hot water

#### Impact on the environment

This property's environmental impact rating is C. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

## This property produces 2.2 tonnes of CO2 This property's potential 1.7 tonnes of CO2 production

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

#### Carbon emissions

An average household produces

6 tonnes of CO2

#### Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£5,000 - £10,000	£132
2. Low energy lighting	£330 - £385	£53
3. Solar photovoltaic panels	£8,000 - £10,000	£248

#### Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

#### Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: Energy Company Obligation (www.gov.uk/energy-company-obligation)

#### Who to contact about this certificate

#### **Contacting the assessor**

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Peter Orchard
Telephone	07966 876368
Email	info@allinonesurveys.com

#### **Contacting the accreditation scheme**

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd	
Assessor's ID	EES/016974	
Telephone	01455 883 250	
Email	enquiries@elmhurstenergy.co.uk	
About this assessment		
Assessor's declaration	No related party	
Date of assessment	30 September 2025	
Date of certificate	6 October 2025	
Type of assessment	RdSAP	