

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



3

Bedrooms



1

Bathroom

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, double-glazed 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

reception rooms, depending on your lifestyle. Adding to its charm is a small conservatory,

Woolston, | enquiries@letsrentsouthampton.co.uk

02380 434448

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, double-glazed 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 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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy performance certificate (EPC)

25 Archery Grove
SOUTHAMPTON
SO19 9FB

Energy rating

D

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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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

| Score | Energy rating | Current | Potential |
|-------|---------------|-------------|-------------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 73 C |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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 \(https://www.smartenergygb.org/\)](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.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 2.2 tonnes of CO₂

This property's potential production 1.7 tonnes of CO₂

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.

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 \(www.gov.uk/improve-energy-efficiency\)](http://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 \(www.gov.uk/apply-great-british-insulation-scheme\)](http://www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](http://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 |
