



enfields

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Lepe Road, Blackfield, Southampton, SO45 1YT

Guide Price £320,000

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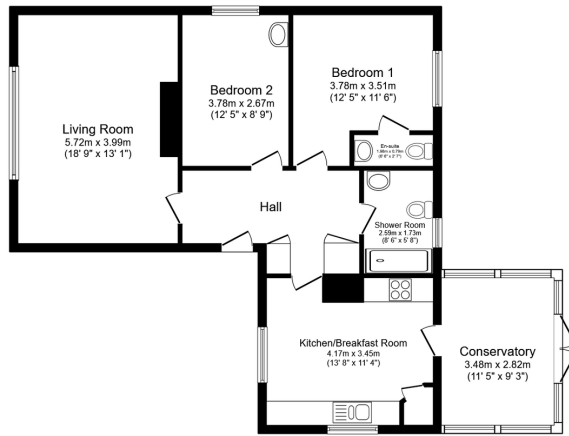


Situated on Lepe Road is this two double bedroom detached bungalow with gated driveway and no forward chain.

The property offers excellent potential with large kitchen/breakfast room, spacious living room, two double bedroom, including master bedroom with W/C and conservatory overlooking the very private rear garden. Some modernisation is required and there is great potential to extend and/or convert the loft space (Subject to the correct planning consent).

Further benefits include gas central heating, mainly double glazed, a gated entrance and parking for at least three vehicles. Viewing is highly recommended to fully appreciate the accommodation and potential on offer.





**Floor Plan**  
Floor area 89.3 sq.m. (961 sq.ft.)

TOTAL: 89.3 sq.m. (961 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.ie

- No Forward Chain
- Two Double Bedrooms
- Private Rear Garden
- Kitchen/Breakfast Room
- Shower Room
- Detached Bungalow
- Secure Driveway
- In Need Of Some Modernisation
- W/C To Master Bedroom
- Early Viewing Highly Recommended



Energy performance certificate (EPC)																																		
The Haven Land Road Liphay SOUTHAMPTON SO46 1YT	<b>Energy rating</b> <div style="font-size: 2em; font-weight: bold; text-align: center;">D</div>	<b>Valid until:</b> 7 May 2034  <b>Certificate number:</b> 1534-4425-9305-0849-7206																																
Property type	Detached bungalow																																	
Total floor area	80 square metres																																	
<b>Rules on letting this property</b>																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read <a href="https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions">guidance for landlords on the regulations and exemptions</a> <a href="https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions">https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions</a>																																		
<b>Energy rating and score</b>																																		
This property's energy rating is D. It has the potential to be C. <span style="float: right;">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.</span>																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr><td>92+</td><td>A</td><td></td><td></td></tr> <tr><td>81-91</td><td>B</td><td></td><td></td></tr> <tr><td>69-80</td><td>C</td><td></td><td></td></tr> <tr><td>55-68</td><td>D</td><td>44</td><td>55</td></tr> <tr><td>39-54</td><td>E</td><td></td><td></td></tr> <tr><td>21-38</td><td>F</td><td></td><td></td></tr> <tr><td>1-20</td><td>G</td><td></td><td></td></tr> </tbody> </table>			Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D	44	55	39-54	E			21-38	F			1-20	G		
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For properties in England and Wales: the average energy rating is D the average energy score is 50																																		

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