



NEW CHAPTER
ESTATE AGENTS



151 Acacia Road, Southampton
Southampton


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Offers Over **£280,000**





151 Acacia Road

Offered with No Forward Chain. The spacious Lounge, located to the right of the entrance, is bathed in natural light, creating a welcoming atmosphere for both relaxing and entertaining. The bay windows allow plenty of sunlight to fill the room, while the traditional fireplace adds a cosy touch and character to the space.

The well-appointed kitchen sits centrally within the home, offering a practical layout for meal preparation. At the rear of the ground floor, you'll find a modern extension that enhances the property's versatility. This spacious double bedroom with an en-suite bathroom could easily serve as a peaceful retreat, home office, or even a business space, thanks to its separate access to the garden via French doors. Upstairs, the first floor features a large double bedroom with bay windows and a built-in wardrobe, offering a tranquil space for rest. A generously sized wet room ensures comfort and convenience for all. At the end of the hallway, you'll discover a third double bedroom, perfect for family, guests, or personal use.

The property benefits from gas central heating throughout, ensuring warmth and comfort no matter the season. A low-maintenance garden at the rear provides a pleasant outdoor space to unwind or entertain.

Located in a quiet residential area, this home offers the perfect balance of peaceful living and proximity to local amenities. With the added benefit of no onward chain, the home is ready for a smooth and hassle-free move.

Council Tax band: B

Tenure: Freehold

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GARDEN

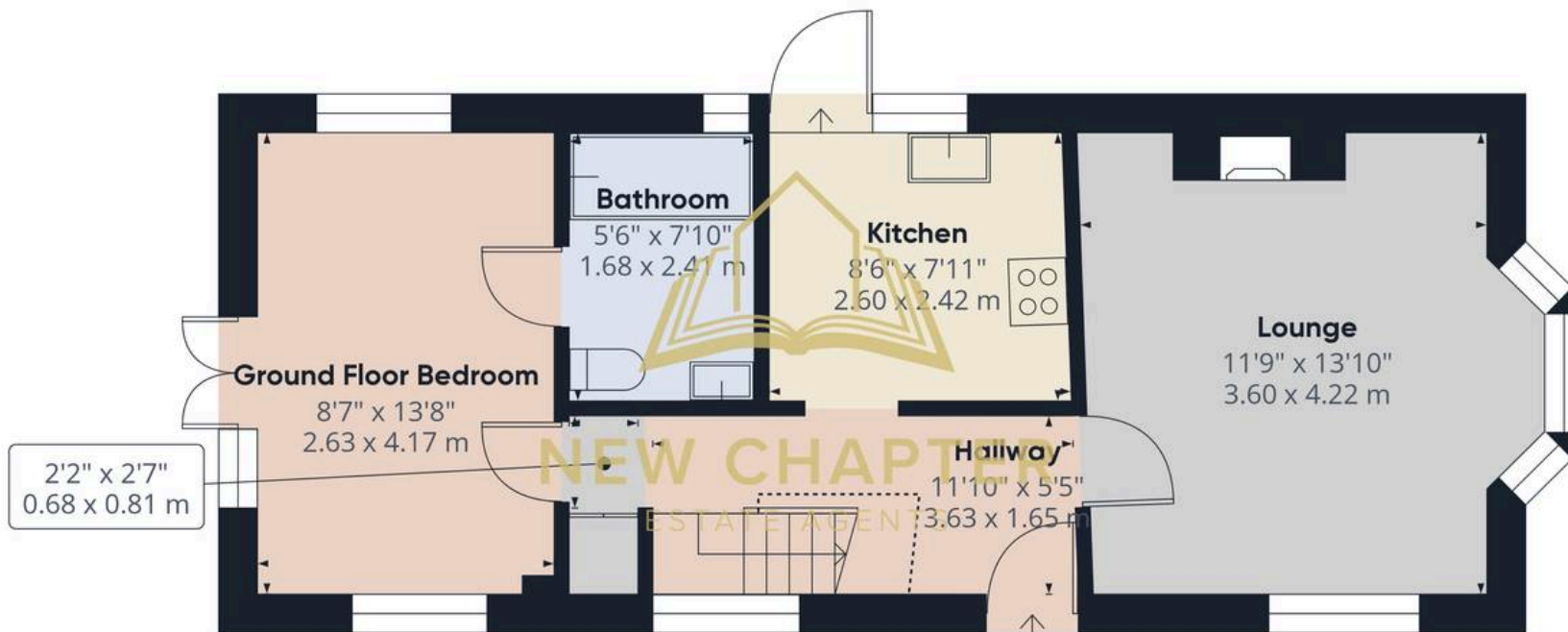
The property features a large, low-maintenance rear garden with side gate access to the front of the home.

ON STREET

The property offers on-street parking with no restrictions and potential to create a driveway, providing flexibility for future development.



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Floor 0



Floor 1

Approximate total area⁽¹⁾

827.84 ft²

76.91 m²

Reduced headroom

12.07 ft²

1.12 m²

(1) Excluding balconies and terraces

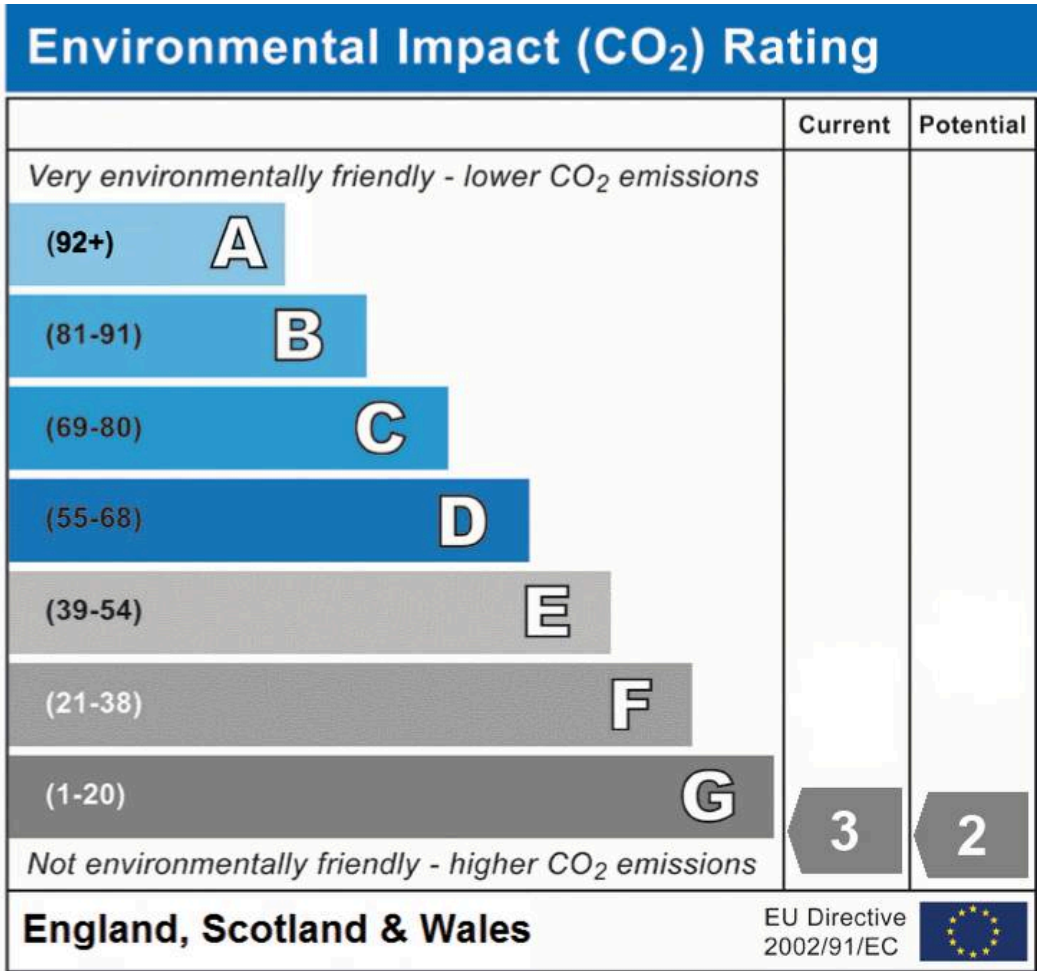
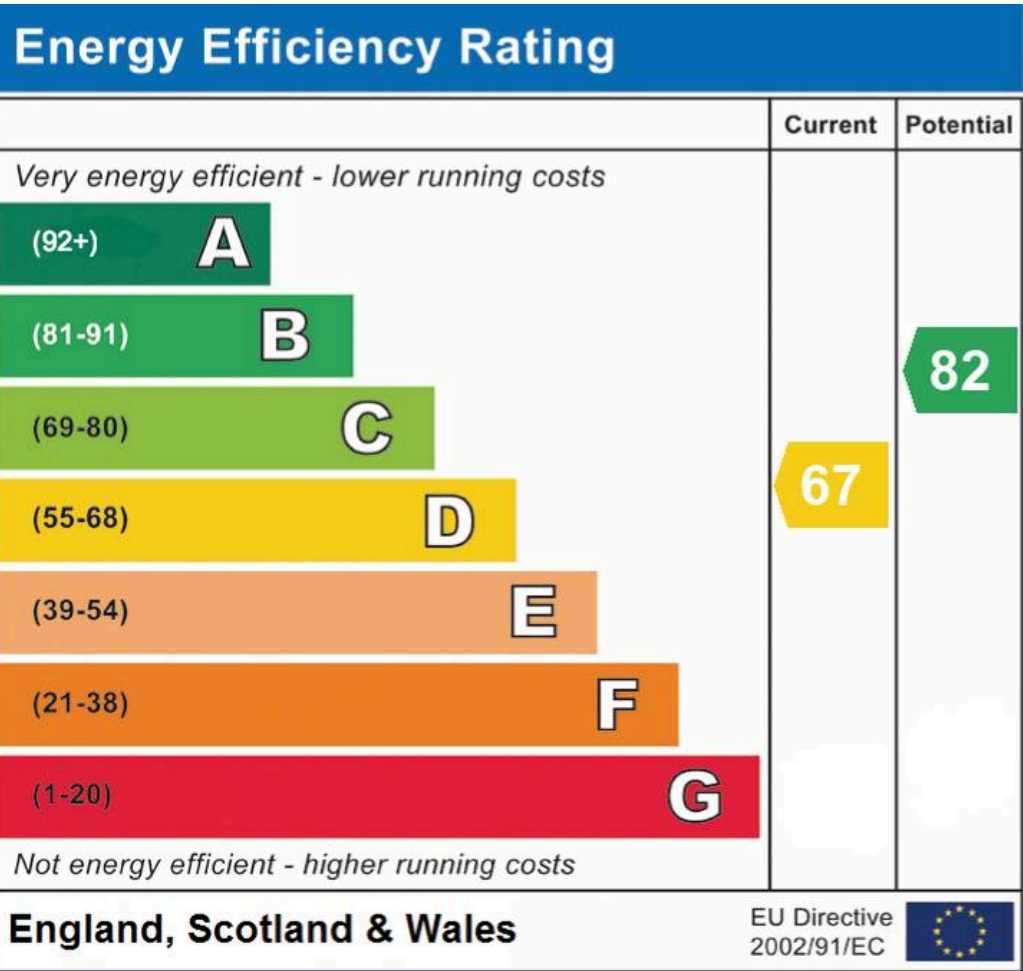
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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