

# Property details approval form

32 Burgess Road, Southampton, Hampshire, England, SO16 7AH

Date: 03 May 2024

Property Ref and Version: SSR311324 - 0002

Not for marketing purposes INTERNAL USE ONLY

## Selling your home with us!

### ○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Property Images
7. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## ○ Price

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£400,000

Tenure: Freehold

Energy Rating: D

## ○ Key Features

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- > Sought After Location
- > Walking Distance to Southampton Common
- > Great Access to Motorway and Hospital
- > Off Road Parking
- > Stunning Condition
- > Three Spacious Bedrooms
- > Viewing Highly Recommended

## ○ Short Description

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Situated in one of the most desirable roads in Bassett, Connells are delighted to welcome to the market this 1930's style three bedroom extended semi-detached property located within the highly desirable road of Burgess Road.

## ○ Long Description

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Situated in one of the most desirable roads in Bassett, Connells are delighted to welcome to the market this 1930's style three bedroom extended semi-detached property located within the highly desirable road of Burgess Road. This property is presented in immaculate condition and in our opinion, would make the perfect family home or investment purchase. The property comprises a spacious entrance hall, downstairs cloakroom, separate kitchen, stunning lounge and a spacious dining room with direct access onto the private garden backing onto the common. Furthermore, the first floor of the property has three good sized bedrooms, bathroom, and access to the loft room/study. Additional benefits to the property are off road parking, double glazing, gas central heating and a private and spacious rear garden with side access and rear access directly onto Southampton Common. A viewing is highly recommended to truly appreciate the accommodation and the position of the property we have to offer here on Burgess Road.

Bassett is a highly sought-after residential area due to the close proximity of the University campus that provides numerous facilities including the Jubilee sports complex, which has an indoor swimming pool. The Common, Sports Centre and City golf course are within a short distance and provide excellent recreational open space and offers fantastic access to the M27/M3 motorway network.

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## ○ Room Description

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### Hall

### Lounge

25' 6" x 12' ( 7.77m x 3.66m )

### Dining Room

17' 8" x 8' 9" ( 5.38m x 2.67m )

### Kitchen

12' 2" x 8' 3" ( 3.71m x 2.51m )

### W . C

### Stairs Leading To Landing

### Bedroom 1

14' 3" x 11' 9" ( 4.34m x 3.58m )

### Bedroom 2

10' 7" x 11' 3" ( 3.23m x 3.43m )

### Study / Bedroom 3

13' x 8' 4" ( 3.96m x 2.54m )

### Bathroom

7' x 6' 5" ( 2.13m x 1.96m )

### Stairs Leading To 2nd Floor

### Study / Loft Room

15' 3" x 10' 2" ( 4.65m x 3.10m )

### Ensuite

6' x 4' 8" ( 1.83m x 1.42m )

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## ○ Property Images



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## ○ Floor Plan



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

## ○ Approval

Signature

Date

	Signature	Date
Jamie Craven		
Miss K.E. Glover		