



**Brook Valley, Southampton SO16 6SR**

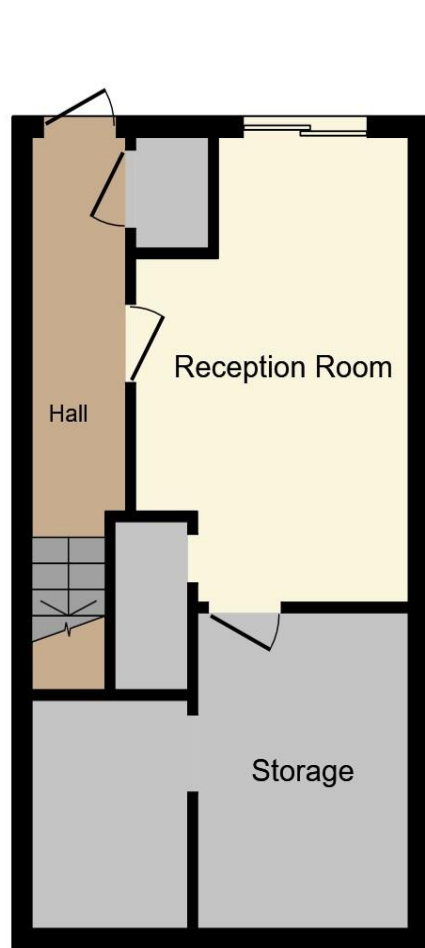


**welcome to**

## **Brook Valley, Southampton**

This three-storey townhouse is conveniently situated within easy reach and close proximity of Southampton General Hospital and Shirley High Street, the M27/M271 motorway network and within catchment areas of schooling for all ages, making it a perfect family home.

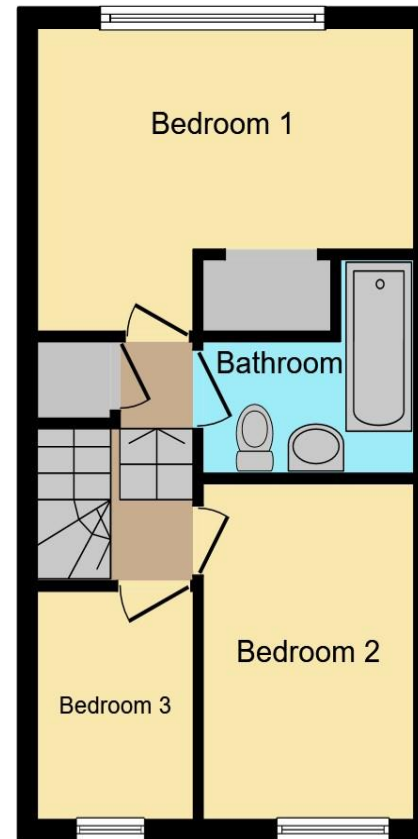




**Basement**



**Ground Floor**



**First Floor**

**Entrance Hall**

**Reception Room**

15' 7" max x 9' 9" max ( 4.75m max x 2.97m max )

**Lounge**

15' 4" x 13' 8" ( 4.67m x 4.17m )

**Kitchen**

10' 6" x 7' 7" ( 3.20m x 2.31m )

**First Floor Landing**

**Bedroom One**

13' 8" max x 10' 1" max ( 4.17m max x 3.07m max )

**Bedroom Two**

10' 6" x 7' 8" ( 3.20m x 2.34m )

**Bedroom Three**

7' 7" x 5' 6" ( 2.31m x 1.68m )

**Family Bathroom**

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)

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## **Brook Valley, Southampton**

- Three Bedroom Townhouse
- Lounge / Diner
- Fitted Kitchen
- Converted Garage / Second Reception Room
- Balcony

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SOU117191 - 0002

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