



**Iris Road, SOUTHAMPTON SO16 3GW**



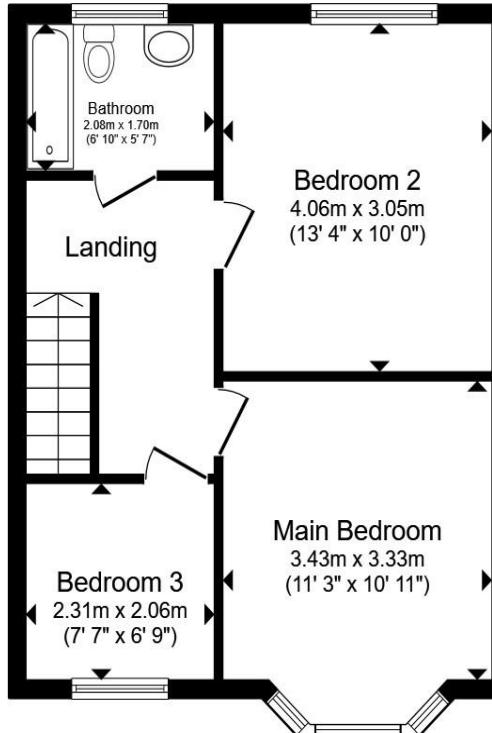
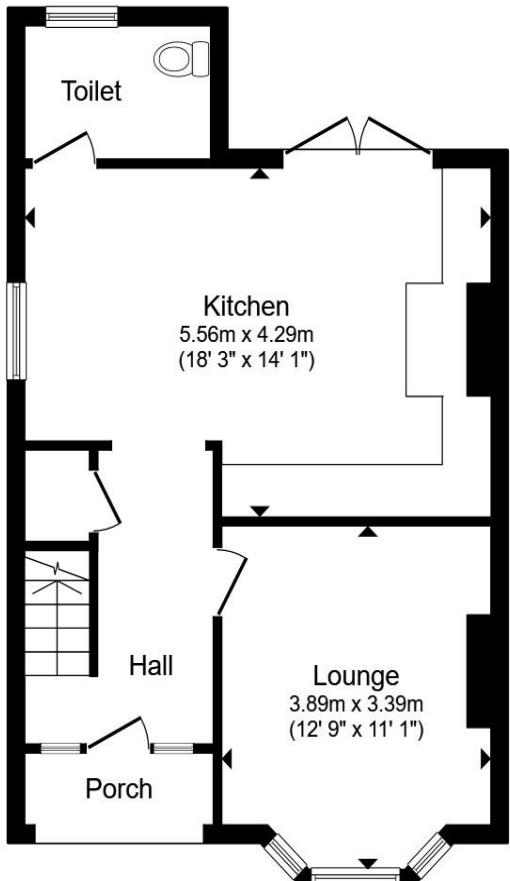
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## Iris Road, SOUTHAMPTON

Stunning Three-Bedroom Semi-Detached Home – Iris Road, Southampton

Finished with a discerning eye for quality, the property combines modern comforts with tasteful styling, making it an ideal home for families seeking generous, well-designed living space.





**Entrance Porch**

**Entrance Hall**

**Lounge**

12' 9" max into bay x 11' 11" max into alcove ( 3.89m max into bay x 3.63m max into alcove )

**Storage Cupboard**

**Kitchen/Diner**

18' 3" max x 14' 1" max ( 5.56m max x 4.29m max )

**Toilet**

**Landing**

**Main Bedroom**

11' 3" max excl. bay x 10' 11" ( 3.43m max excl. bay x 3.33m )

**Bedroom 2**

13' 4" x 10' ( 4.06m x 3.05m )

**Bedroom 3**

7' 7" x 6' 9" ( 2.31m x 2.06m )

**Bathroom**

6' 10" x 5' 7" ( 2.08m x 1.70m )

Total floor area 91.9 m<sup>2</sup> (989 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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## Iris Road, SOUTHAMPTON

- Beautifully Refurbished Home in Fabulous Condition
- 0.1 Mile Walk from University of Southampton
- Downstairs WC/ Utility Room
- Private Driveway for Two Cars/ Permit On Street Available
- Open Plan Kitchen/Diner with Direct Garden Access

Tenure: Freehold EPC Rating: C

Council Tax Band: B

**£325,000**



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Property Ref:  
SOU117481 - 0004

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Please note the marker reflects the postcode not the actual property



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