



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE





# Daffodil Road, Southampton, Hampshire

## Offers In Excess Of £250,000



Offered for sale with no forward chain is this traditional and well presented three-bedroom semi-detached home located on a large corner plot, in the sought-after area of Swaythling, Southampton. The property offers comfortable living space with the added potential for future expansion, subject to planning permission. This property is ideal for those that may wish to add their own style right away or over time.

TENURE : FREEHOLD

### OUTSIDE

Set on a corner plot, this property benefits from an expansive outdoor space.

### GROUND FLOOR

Upon entering, you are welcomed into a bright and inviting hallway, which leads to the ground floor rooms. The spacious living room is filled with natural light, creating a warm and welcoming atmosphere. The kitchen features contemporary cabinets and ample storage space. The bathroom would benefit from modernising and there is also the convenience of a separate cloakroom W/C. The combi boiler is just three years old.

### FIRST FLOOR

The first floor comprises three well-proportioned bedrooms. The rooms benefit from large windows, allowing an abundance of natural light to flow in.

### LOCATION & AMENITIES

Swaythling is a highly sought-after area of Southampton, renowned for its convenient location and excellent transport links. The property benefits from close proximity to local amenities, schools, and green spaces. Southampton City Centre, with its vibrant shopping districts, cultural attractions and a wide range of entertainment options is just a short distance away.

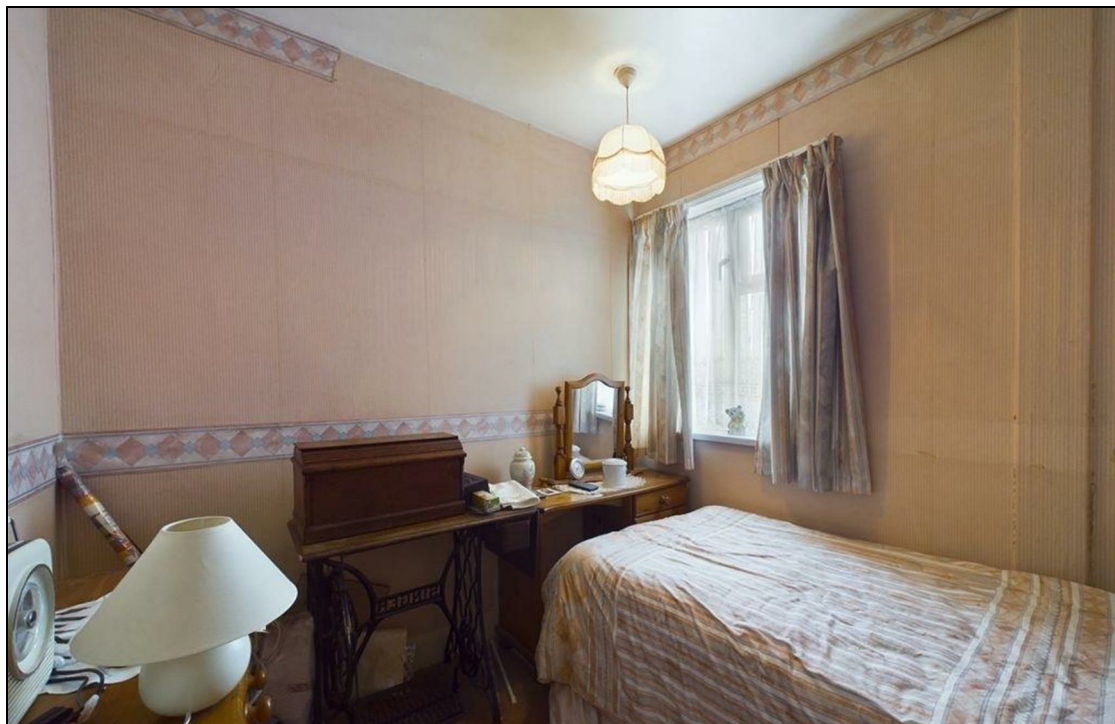
EPC: D

## KEY FEATURES

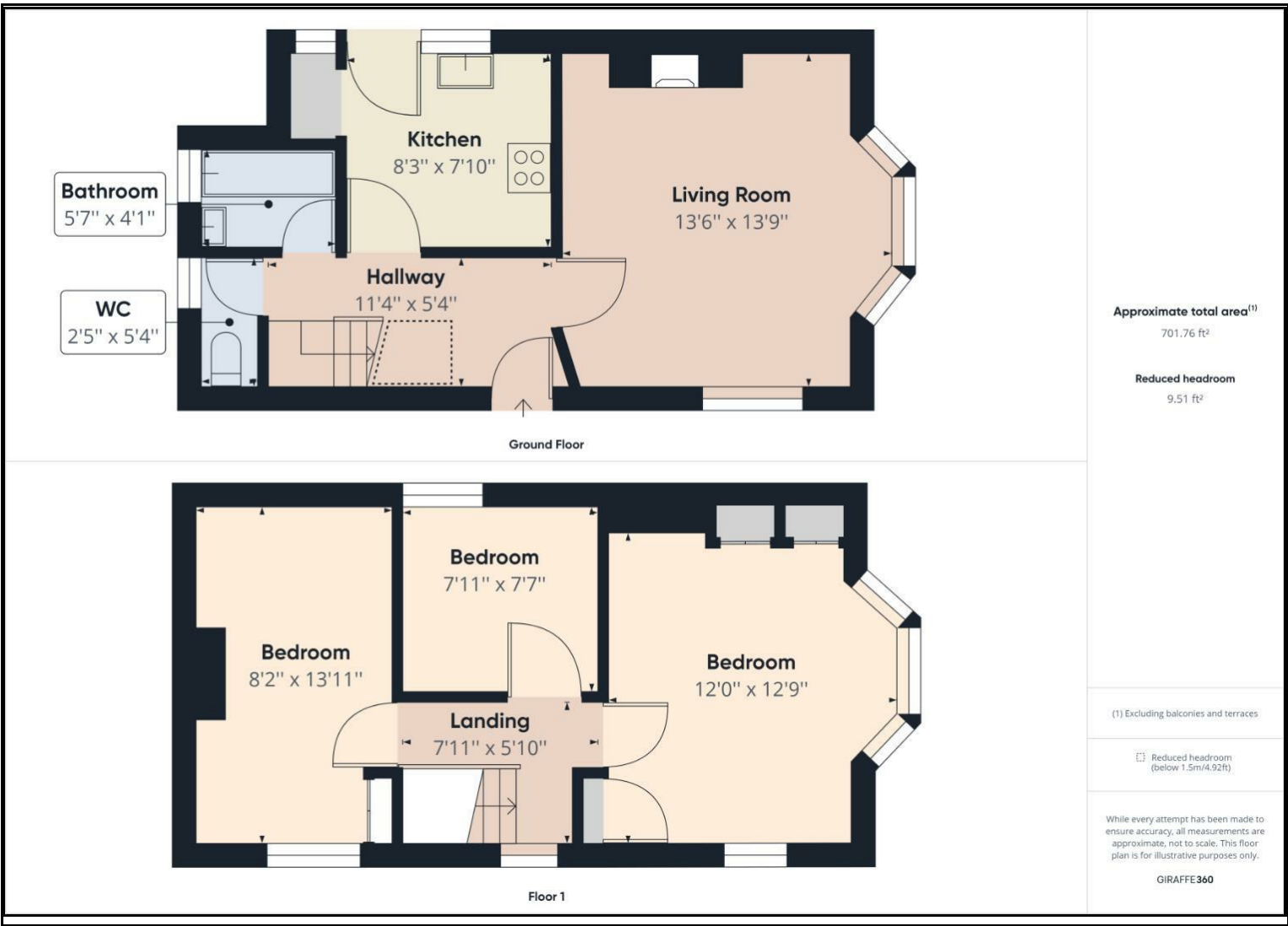
- No Forward Chain
- Potential To Extend (subject to planning)
- Three-Bedroom Semi-Detached Home
  - Situated on a Large Corner Plot
    - Refitted Kitchen
    - Bathroom
    - Separate WC
  - Ample Storage Space
    - New Boiler
- Highly Sought-After Location











Approximate total area<sup>(1)</sup>  
701.76 ft<sup>2</sup>

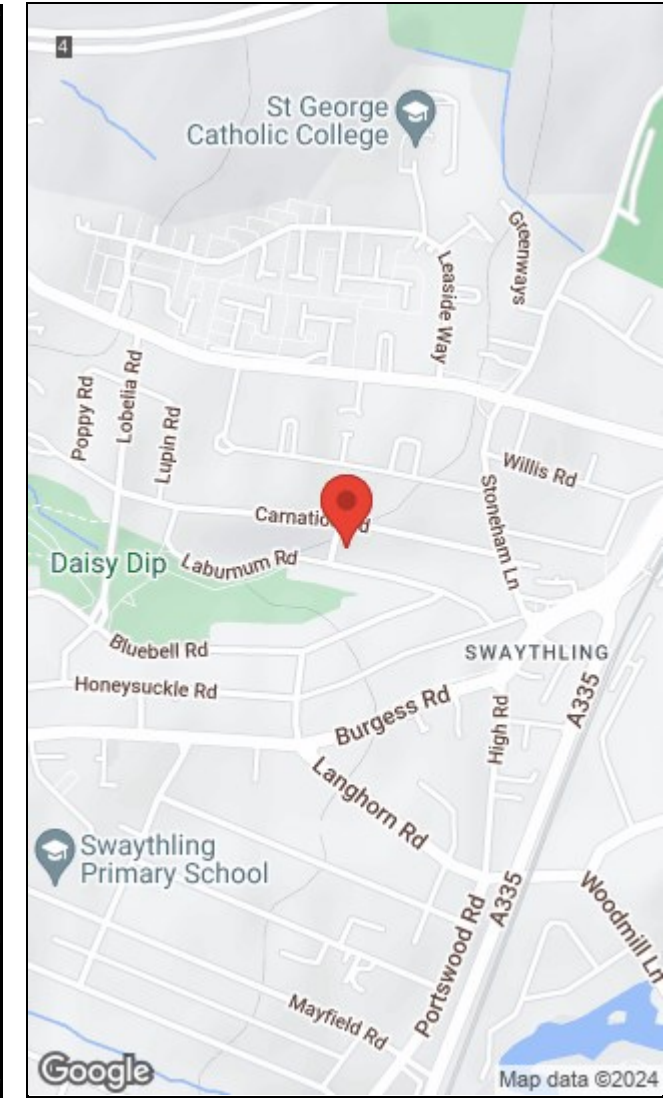
Reduced headroom  
9.51 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE360



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	

35 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987720  
southampton@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Clegg Properties Ltd | Registered Address: Frenchfield, 23 Solent Avenue, Lymington, Hampshire, SO41 3SD | Registered Number: 6421594 England and Wales | VAT No: 188 0548 76 with the written consent of Hunters Franchising Limited.