



**HUNTERS**<sup>®</sup>

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# Rockstone Lane, Southampton

## Offers In Excess Of £240,000



A fantastic cottage style three-bedroom mid terrace home situated in the residential location of Bevois Valley, Southampton. In our opinion, the current owners have kept the property to a very high standard and is the ideal property for anybody wishing for a beautiful first-time or investment purchase.

Internally, the entire downstairs living area offers plenty of space and includes a generous size lounge/diner and a separate modern kitchen. As well as this, the downstairs offers a third bedroom/office which can be utilized in various ways to benefit different lifestyles. Upstairs there are two double bedrooms which offer ample light throughout. The modern bathroom comprises of a bath with shower over, wash hand basin and a WC.

Externally, the rear of property offers a private, easy to maintain garden which is ideal for anybody wanting some outside space. To the front of the property there is the option to apply for parking permits via the local council. Being offered with no chain and located close to local shops, major bus routes, motorway links, Southampton town centre and Royal South Hants hospital. This property is ideal for first time buyers or investors so contact us today to arrange an appointment.

Tenure Type; Leasehold

Lease start date: 25 March 1843

Lease length at start date: 998

Leasehold Years remaining on lease; 818 approx

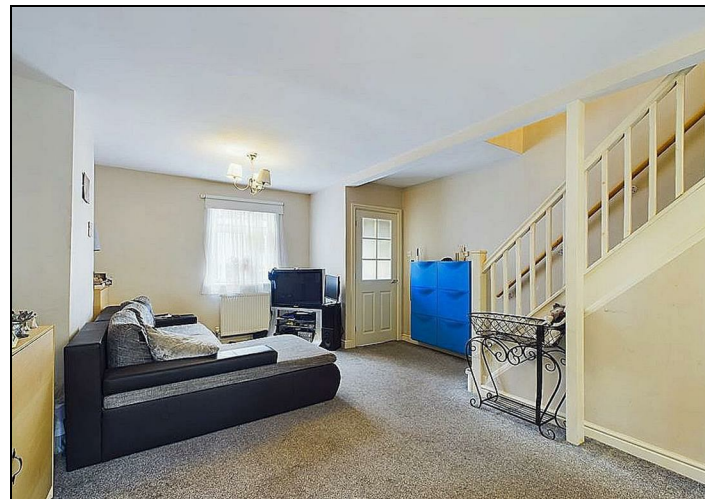
Leasehold Annual Service Charge Amount N/A

Leasehold Ground Rent Amount, Uplift %, Rent Review Period; N/A

Council Tax Banding; C

## KEY FEATURES

- Beautiful Cottage Style Three Bedroom Mid- Terraced Home
  - Modern Kitchen
  - Immaculately Presented
  - Good Location
- Generous Size Living Accommodation
  - Spacious Bathroom
  - Rear Garden









Ground Floor



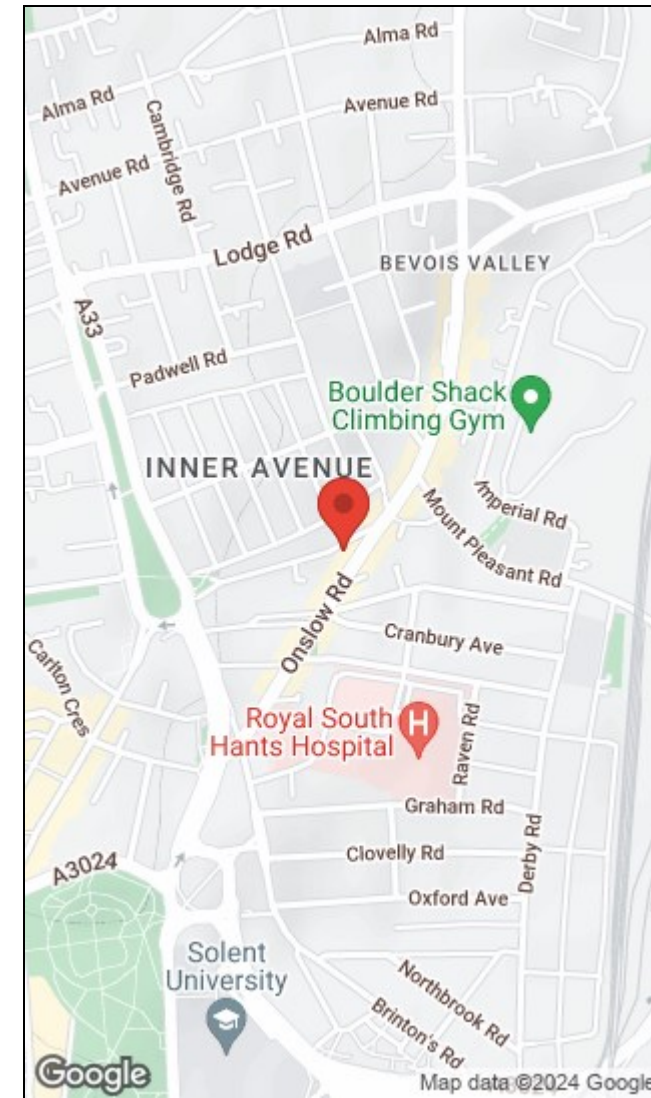
Floor 1

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

(1) Excluding balconies and terraces

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

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>86</b>
	<b>64</b>
EU Directive 2002/91/EC	
<b>England &amp; Wales</b>	

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

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