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# Phillimore Road, Southampton

## Offers In Excess Of £284,000



This spacious (1195 Sq.Ft approx.) three bedroom semi-detached family house comprising double reception room, Kitchen breakfast room, utility room, family bathroom, loft room with sky light, off road parking, rear garden.

Local shopping facilities are available in Burgess Road and there is easy access to Southampton city centre with its wide range of shopping facilities including the West Quay Shopping Centre. There is easy access to the M3/M27 motorway networks as well as Southampton International airport and Southampton University. Mainline railway stations are available in Southampton city centre and Southampton Parkway which is accessed via Junction 5 of the M27. Recreational facilities can be found at The Sports Centre and Southampton Common which has over 300 acres of parkland.

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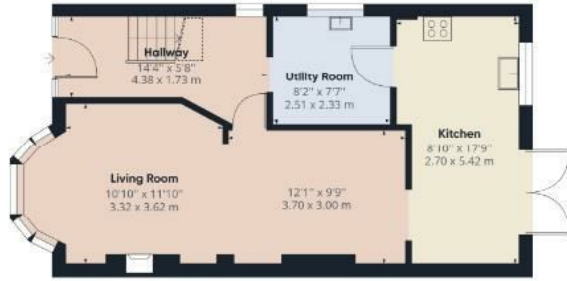


## KEY FEATURES

- THREE BEDROOMS
- TWO RECEPTION ROOMS
- FULLY FITTED KITCHEN
  - UTILITY ROOM
  - LOFT ROOM
  - REAR GARDEN
- OFF ROAD PARKING
- CURRENTLY RENTED FOR £1025PCM
  - GAS CENTRAL HEATING
  - NO FORWARD CHAIN



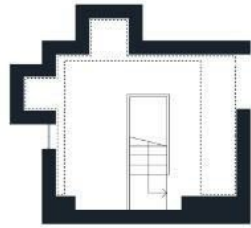




Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

111 Sq.M  
1,195 Sq.FT

Reduced headroom  
11.68 ft<sup>2</sup>  
1.09 m<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.



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	
63	80
EU Directive 2002/91/EC	

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	

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