



P Mon - Fri
8 am - 6 pm
Permit holders only
or
2 hours
No return
to same street
within same day

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HERE TO GET *you* THERE

3 1 2 D

Broadlands Road, Southampton

Offers In Excess Of £279,000



**** NO CHAIN ****

Located in sought after Broadlands Road in Swaythling, this property comprises two reception rooms downstairs, kitchen, two double bedrooms, a single bedroom and a shower room and separate W.C,

Offering an excellent opportunity both as a family home or as a rental investment. Further benefits include garden, off-road parking for one car, gas central heating and double glazing.

This property also offers you the option to improve and add your own personal influence.

Tenure: Freehold
Council Tax band: B
EPC: D

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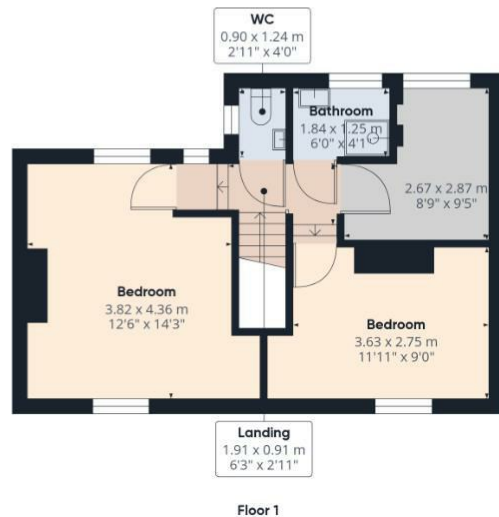
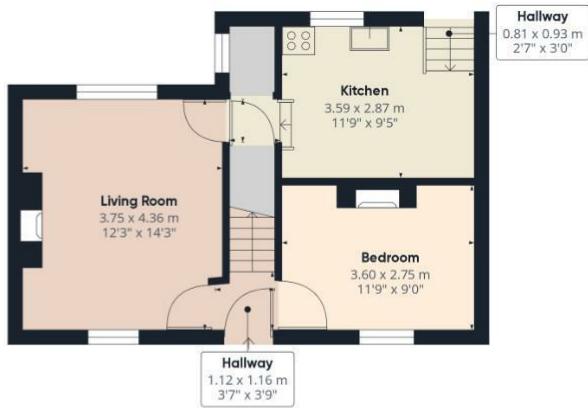


KEY FEATURES

- THREE/ FOUR BEDROOMS
- TWO RECEPTION ROOMS
 - NO CHAIN
 - FAMILY HOME
 - GARDEN
- DOUBLE GLAZING
- GAS CENTRAL HEATING







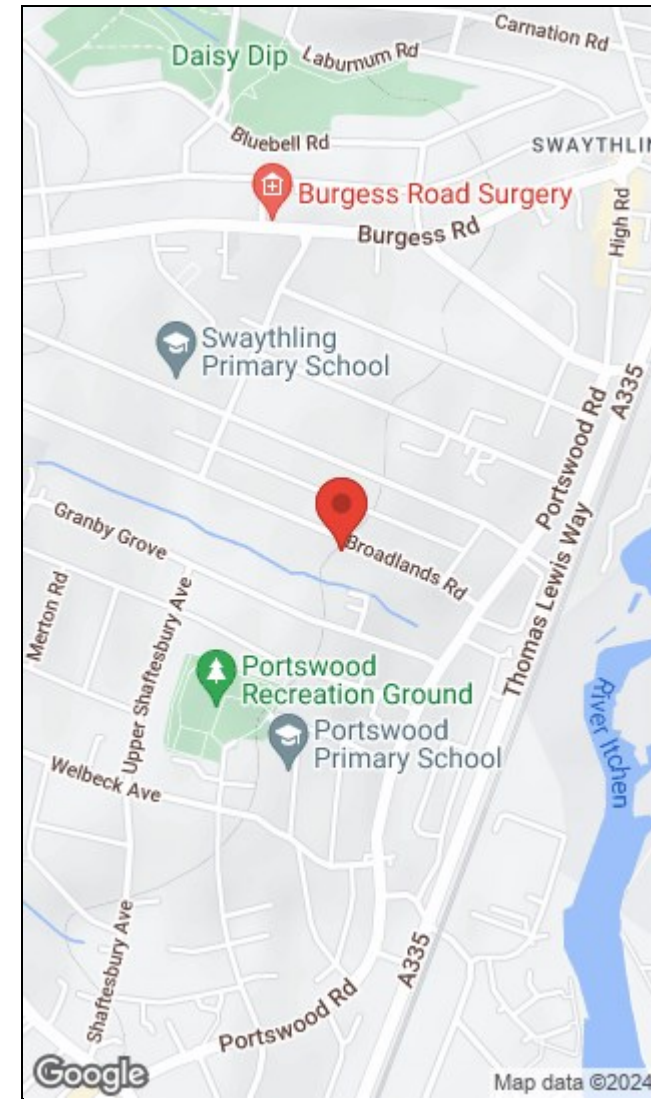
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Approximate total area^m
79.84 m²
859.44 ft²

(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.

GIRAFFE 360



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	76
	56
EU Directive 2002/91/EC	
England & Wales	

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

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