



HUNTERS[®]
HERE TO GET *you* THERE

 3  1  2  D

Bridge Road, Southampton

Guide Price £300,000



****NEWLY REFURBISHED****

Offered with no onward chain is this stylish modern and recently refurbished three-bedroom home being situated in the highly desirable central Woolston area. Located ideally for access to local nearby shops and the more extensive facilities found in Southampton City Centre. This unique ready to move into property presents a great opportunity for both first time buyers, or investors.

As you enter the property you are greeted by a spacious open plan living area with panel flooring throughout, complemented to the front of the property with a bay window providing ample light and airy ambiance to the property. Downstairs also has a cloakroom and a snug/office space overlooking the garden. The kitchen is complemented in tasteful greyscale neutral colour with integral units offering ample storage. Leading smoothly to the dining area with French doors opening out to a well-maintained garden, an ideal lovely outdoor space for relaxation or entertaining guests. On the first floor is a spacious landing leading to three well proportioned double bedrooms, a three piece suite family shower room with a built-in vanity set and a walk in shower unit.

The property's asset conveniently includes off-road parking for two cars at the front of the property.

Woolston is conveniently located close to Southampton City Centre - easily accessed via the Itchen Bridge. There is a wide range of shops, supermarkets, bars and restaurants. Woolston, Sholing and Bitterne train stations are all less than a mile away and the M3 and M27 motorway links can be reached within 10 minutes.

FREEHOLD PROPERTY

Services:

Water – Mains Supply

Gas - Mains Supply

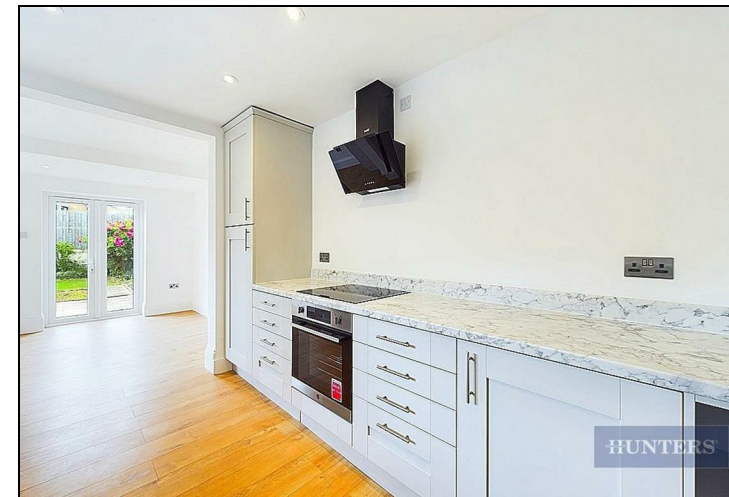
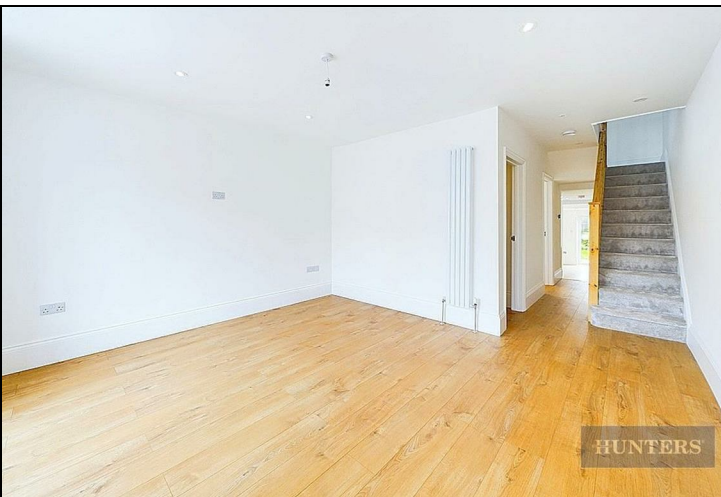
Electric - Mains Supply

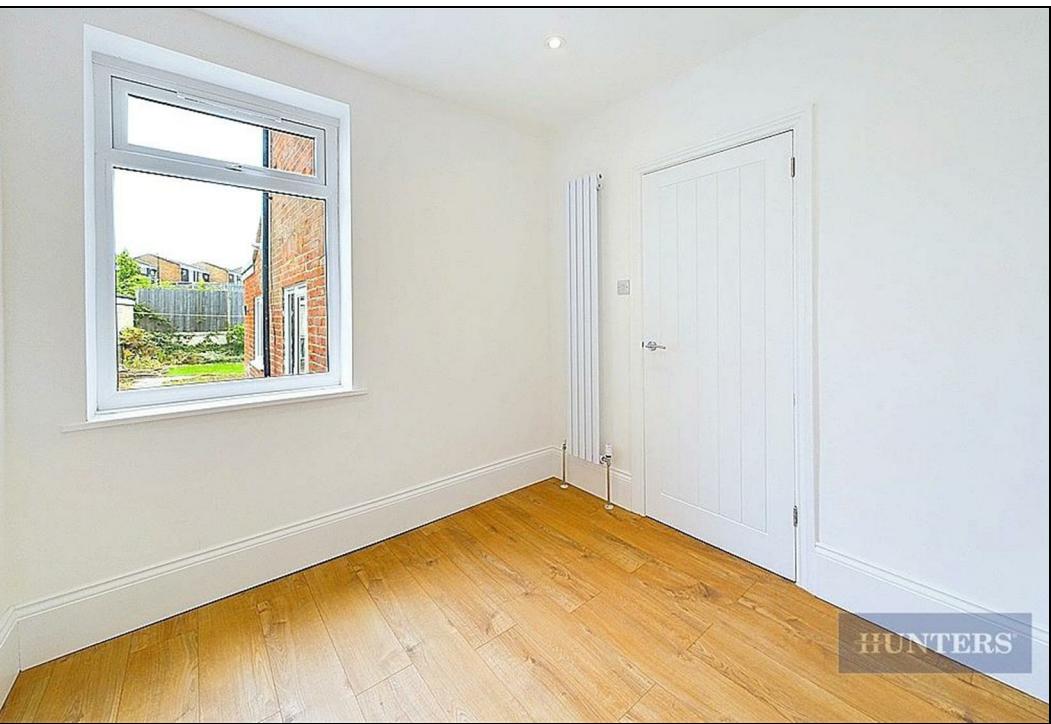
Sewage - Mains Supply

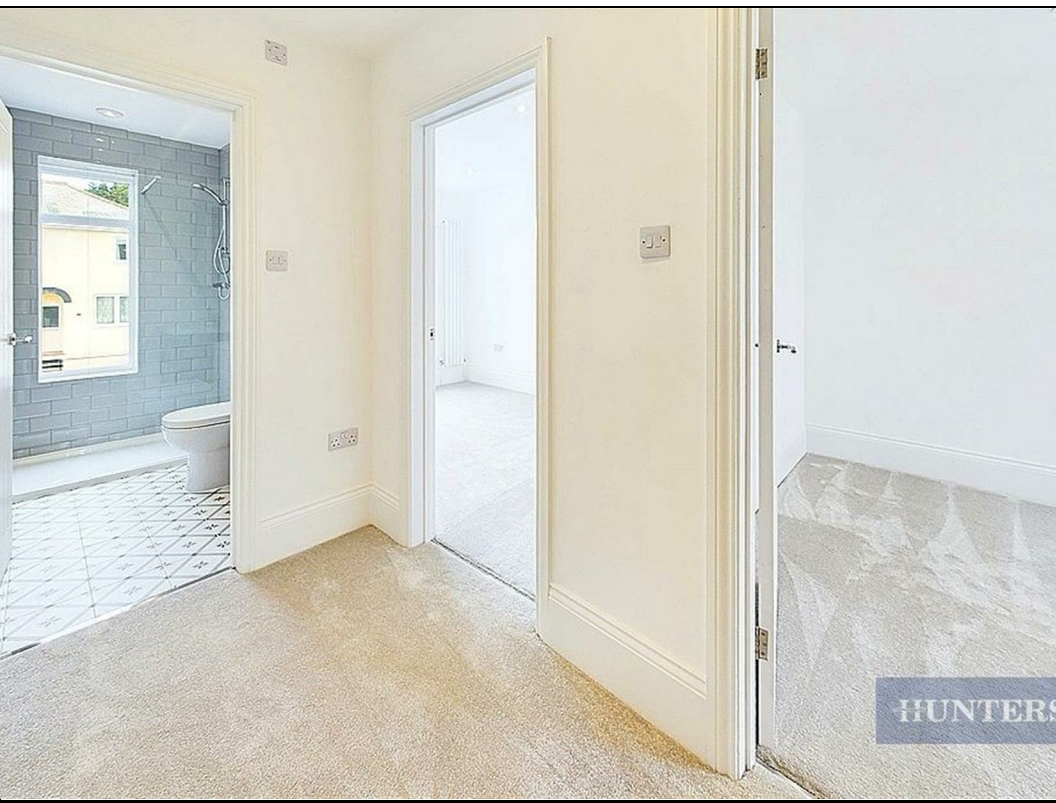
Heating - Gas Central Heating

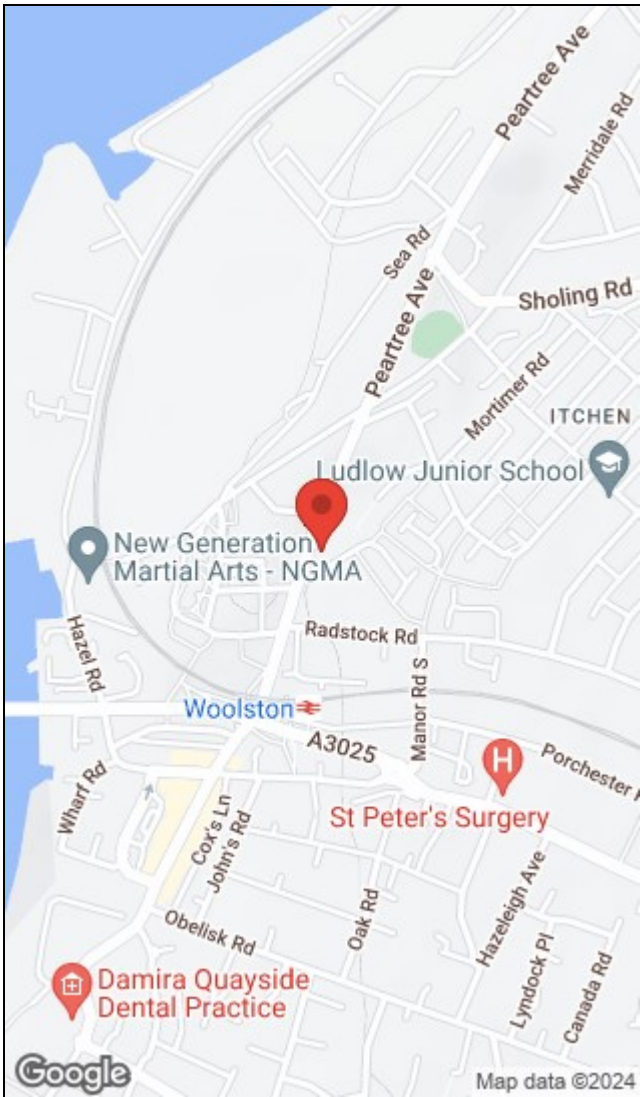
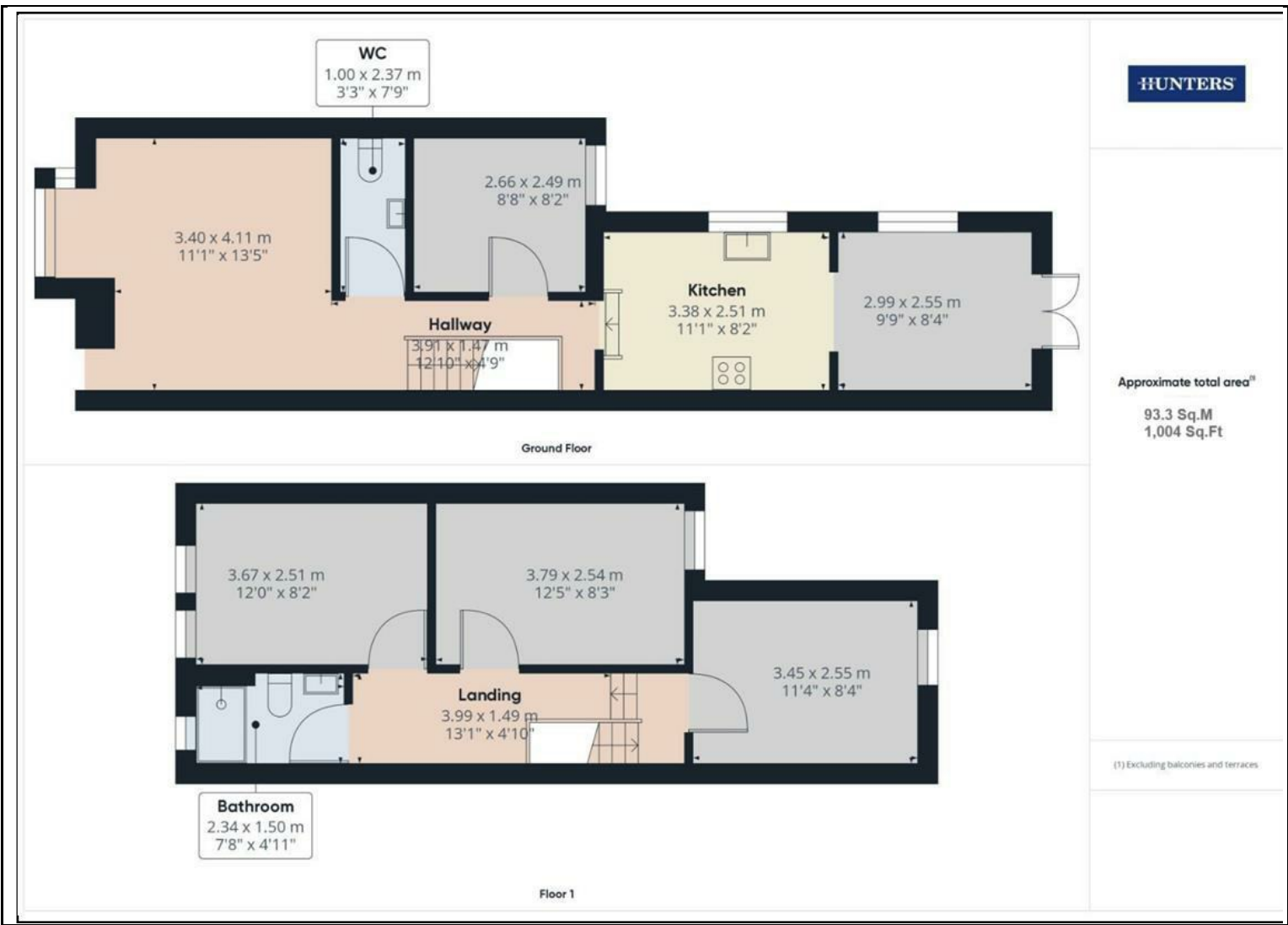
KEY FEATURES

- No Chain
- Newly Refurbished Throughout
- 3 Double Bedrooms
 - Study/ Snug
 - Modern Kitchen
 - Driveway Parking
 - Downstairs W/c
- Near to M3 & M27 Motorways
- Close to Local Amenities & to River Itchen
- Nature Reserve and Water a Short Walk Away









Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	85		
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
64			
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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