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# Brading Close, Southampton

## Offers In Excess Of £250,000



A great opportunity to purchase this superb freehold three bedroom end of terrace house in Bassett. The property briefly comprises; a 18'4 x 9'3 lounge, 18'2 x 8'1 kitchen/diner with modern wall & base units, integrated appliances, west-facing rear garden with patio area and raised lawn. The property further benefits from rear access, ample storage space and garden sheds.

On the first floor there is the family bathroom and separate WC, the master bedroom is generously proportioned, the second bedroom has a built-in wardrobe and third bedrooms well decorated.

Outside there is a driveway for parking and an easy to maintain rear garden. An early viewing is absolutely essential to appreciate the accommodation, location, presentation and size that this property has to offer.

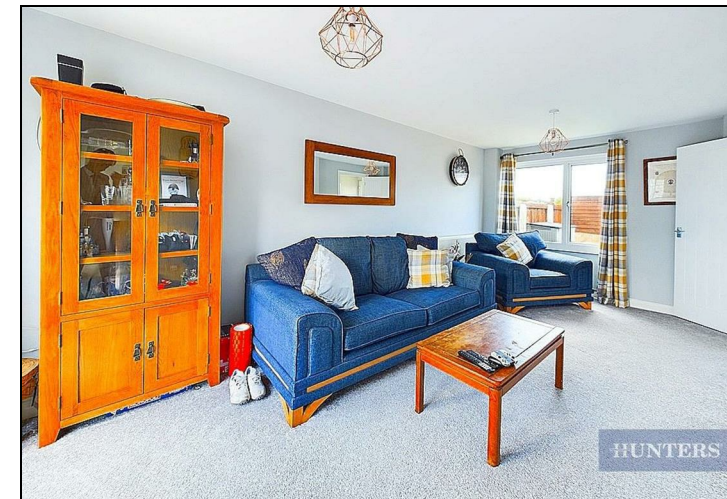
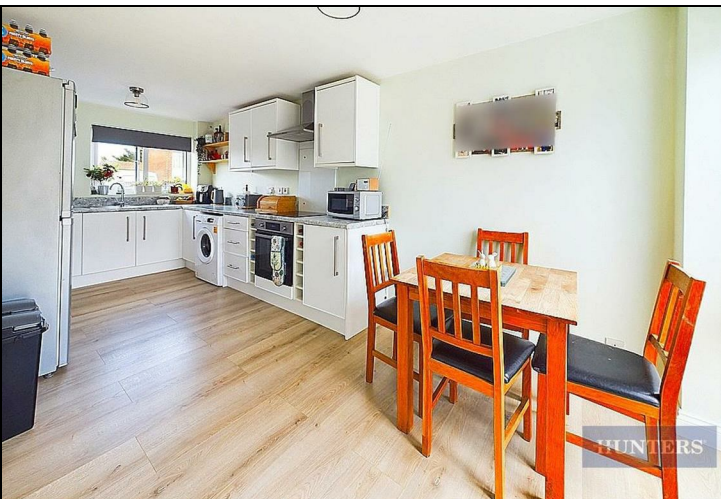
Local shopping facilities are available on Bassett Green Road and Burgess Road whilst easy access to Portswood High Street with its range of shopping facilities including the recently constructed Sainsbury's Supermarket. There is easy access to the City Centre with its wide range of shopping facilities including the West Quay Shopping Centre. Access to the M3/M27 motorway networks is nearby as well as Southampton International Airport and Southampton University. Southampton Common with over 300 acres of parklands provides recreational facilities.

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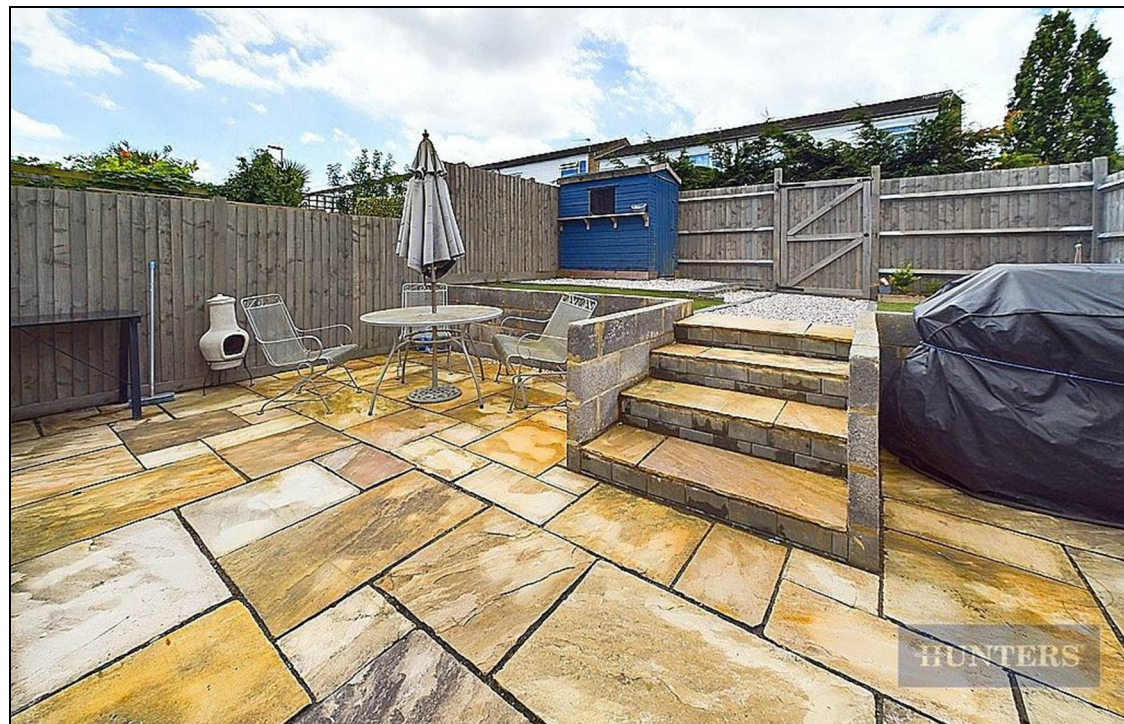


## KEY FEATURES

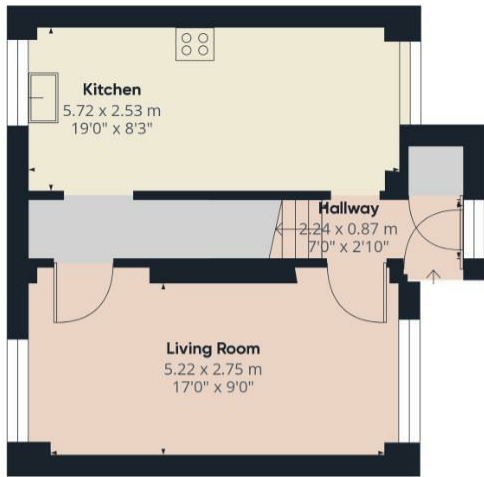
- Superb Family Home
  - Three Bedrooms
- Large Reception Room
- Modern Kitchen / Diner
  - Ample Storage
- Gas Central Heating
- West Facing Garden
  - Drive Way
  - End of Terrace
- Popular Bassett Location



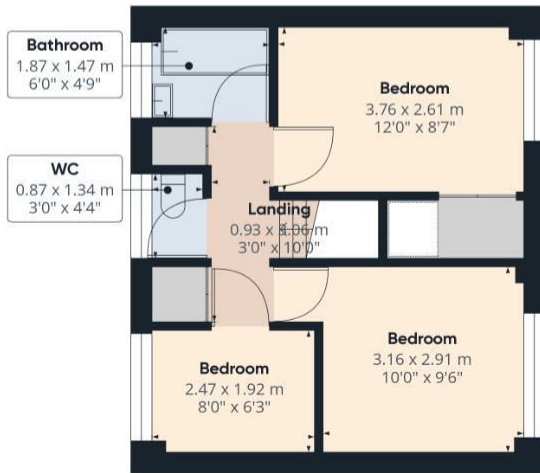








Ground Floor



Floor 1

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Approximate total area<sup>®</sup>  
72.16 m<sup>2</sup>  
776.72 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.

GIRAFFE360



Energy Efficiency Rating	
Current	Potential
	85
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	
69	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
EU Directive 2002/91/EC	
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