



**HUNTERS**<sup>®</sup>

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# Hill Lane, Southampton

## Offers In Excess Of £330,000

**HUNTERS**<sup>®</sup>  
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This is a characterful two-bedroom, mid-terrace cottage-style home within easy reach of the city centre, central railway station, General Hospital and Royal South Hants. The M27 and M3 motorways are a short drive away, as is the New Forest. The property enjoys direct access to the green spaces and events on Southampton Common and is a short walk from the Outdoor Sports Centre.

Once inside the property, you'll be greeted with the cosy lounge space with front aspect window and feature fireplace. The separate dining area also has a feature fireplace, access to under stair storage. The modern fitted kitchen comes with an array of white goods, including fridge/freezer, washing machine, oven & hob. French doors leading out the westerly facing garden, perfect for those summer evenings.

The front bedroom is double sized and the back bedroom is king size with a shower en-suite and the principle bedroom has a walk through area that can be used to place chest of draws and hanging space and three four piece En-suite.

There is a long, quiet, rear garden and driveway for one large car or two smaller cars. The surrounding road are unrestricted for parking, as well as Hill Lane itself having free parking adjacent to the property within the marked bays.

Upper Shirley is a popular residential area with Hill Lane on its eastern boundary bordering The Common and Winchester Road on its western boundary leading to St James Park, both of which provide excellent recreational facilities and acres of green open space. The property is in the catchment area for some of Southampton's highest rated schools.

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## KEY FEATURES

- Two Bedroom Mid-terrace House
  - Two Reception Rooms
- Modern Décor with Characteristic Features
  - Modern Kitchen
  - En-suites to Both Bedrooms
  - Generously Sized Rear Garden
- Family bathroom & En-suite shower room
  - Off Road/ Driveway Parking
  - Period Property Built in 1885
  - Superb Location







Ground Floor



Floor 1

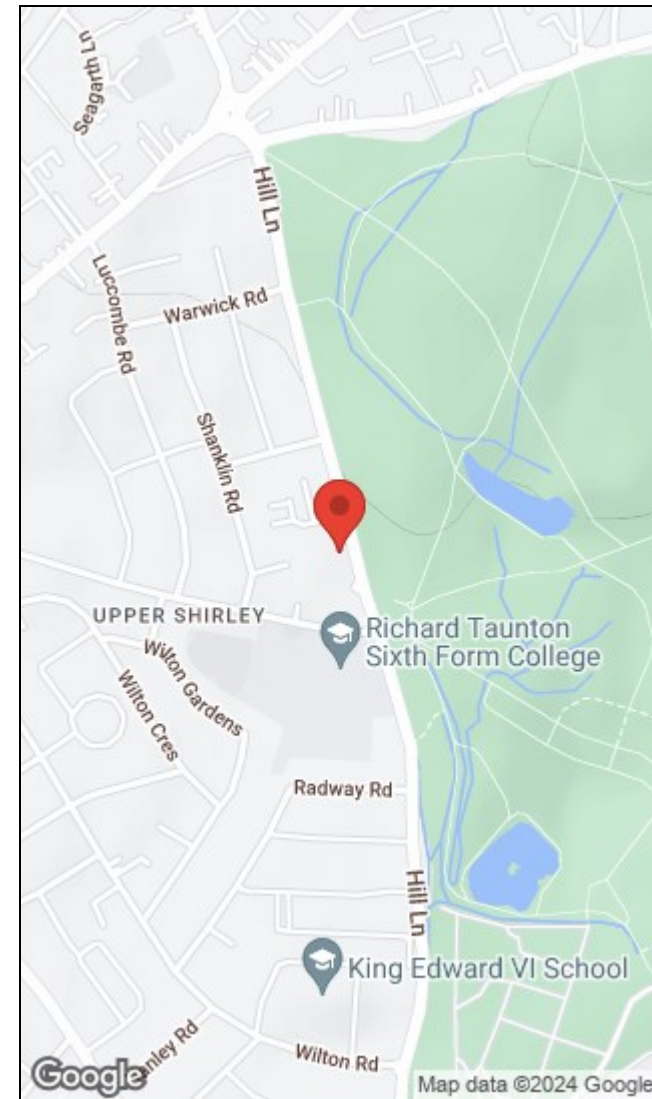
Approximate total area<sup>(1)</sup>

715.37 ft<sup>2</sup>  
66.46 m<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
	87
73	
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	
England & Wales	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) 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	
England & Wales	EU Directive 2002/91/EC

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