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Arlott Court, Southampton

Asking Price £365,000



Hunters are delighted to present this bright, airy and well maintained three-bedroom terraced home, ideally situated in a quiet cul-de-sac in the highly sought-after residential area of Banister Park, Southampton. Perfectly positioned for convenient access to Southampton City Centre, Southampton Common, and the Southampton Railway Station, Arlott Court offers a peaceful setting adjacent to the Common.

Upon entering the property, you are welcomed by a well-appointed kitchen at the front of the house, featuring a vast amount of worktop space and ample storage, making it a great spot for dining or entertaining. To the rear, a bright and airy lounge boasts large windows that flood the room with natural light. The lounge leads out to a private patio at the rear of the property, which in turn leads directly to the off-street parking, large garage and landscaped communal gardens. Upstairs, you will find two generously sized double bedrooms, including a master with an en-suite shower room, and a third bedroom overlooking the greenery of the gardens. A main bathroom serves the upstairs, along with a convenient guest W/C downstairs.

Additional features include upgraded gas central heating and double-glazed windows throughout.

Communal Gardening Charge- Half Yearly Charge of £267.60

Tenure – Freehold

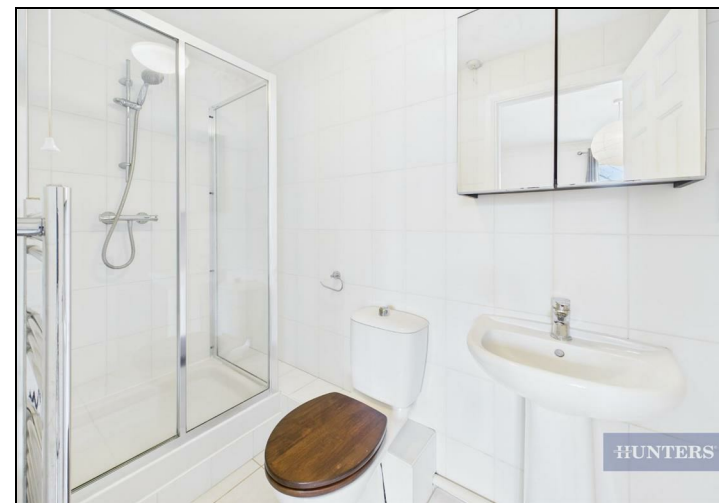
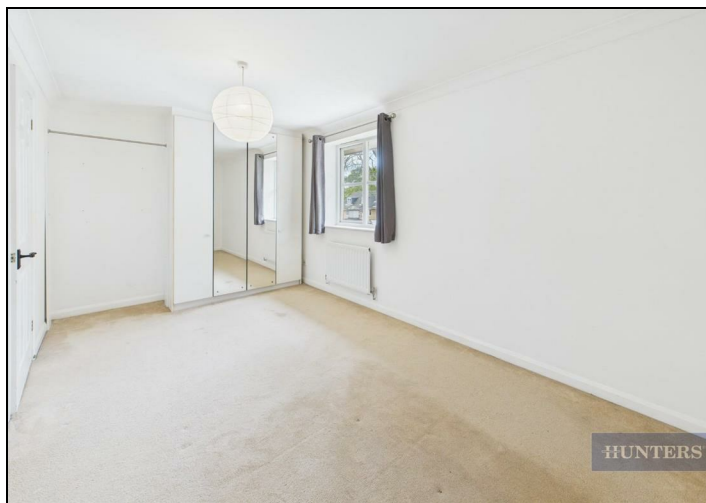
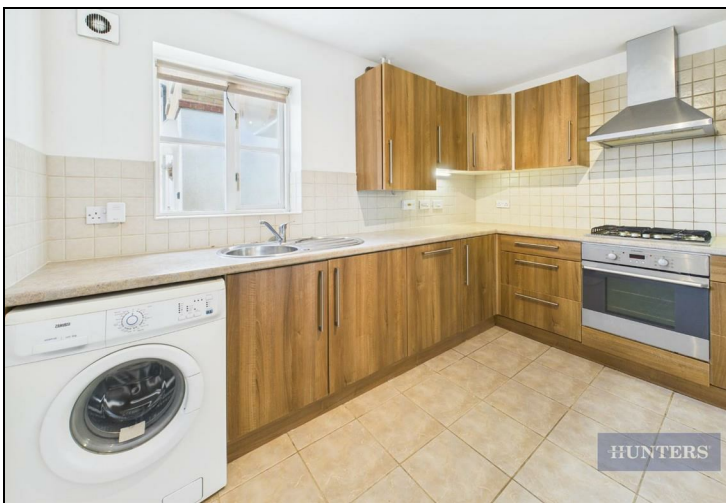
Council Tax Band E

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KEY FEATURES

- No Chain
- Quiet Cul De Sac Location
- Terraced House
- Three Bedrooms - One Ensuite
- Family Bathroom and Downstairs WC
- Lounge / Diner
- Easy Access Garage With Driveway Parking
- Rear Patioed Garden and Professionally Maintained Communal Garden
- Located Within Close Proximity to Southampton Common
- Visitor Parking







Ground Floor



Floor 1

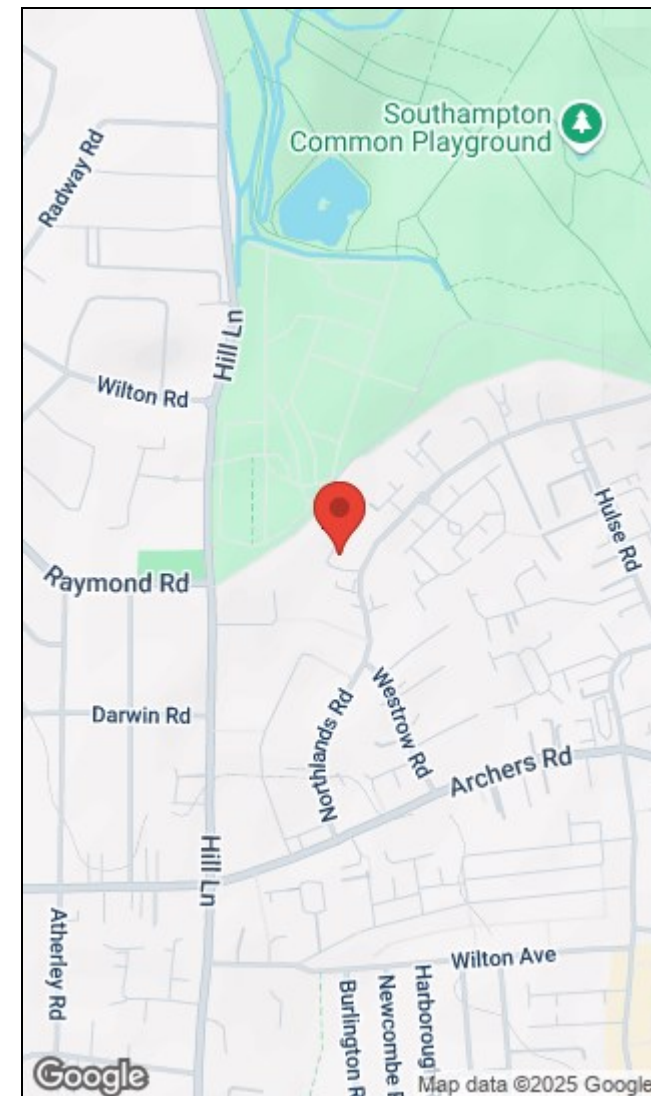
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94 m²
1011.81 ft²

(1) Excluding balconies and terraces

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360




Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		71	83
<p>England & Wales</p>		EU Directive 2002/91/EC	

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			

England & Wales

EU Directive
2002/91/EC





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