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# Arlott Court, Southampton

## Offers In Excess Of £350,000



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 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

38 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987 720  
[southampton@hunters.com](mailto:southampton@hunters.com) | [www.hunters.com](http://www.hunters.com)

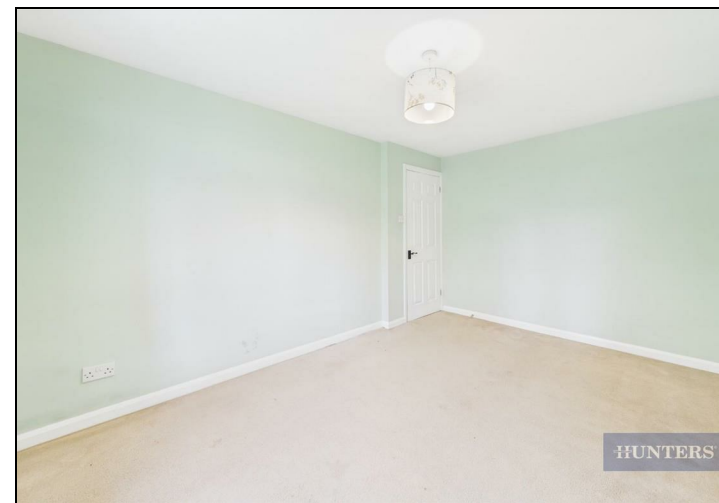
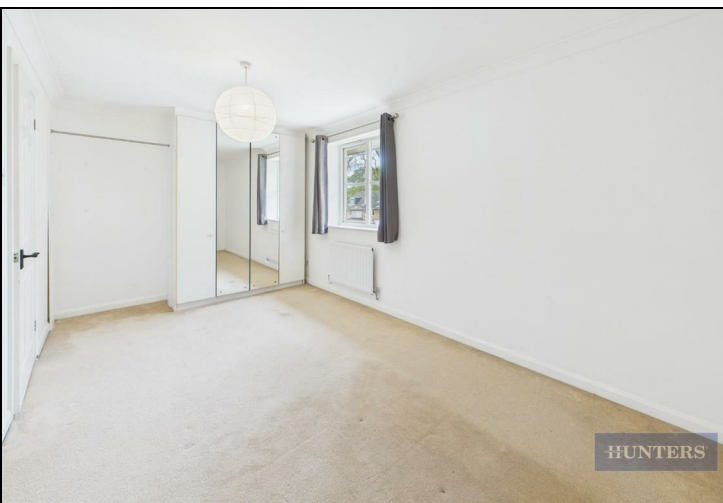


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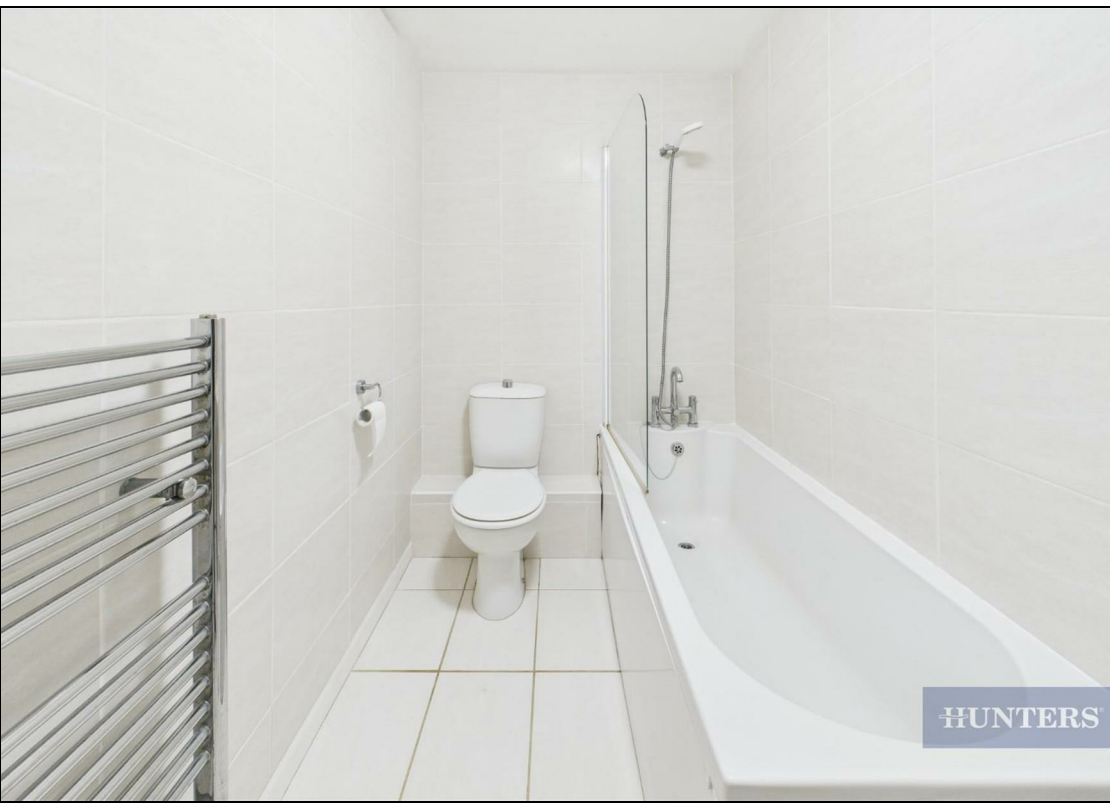


## KEY FEATURES

- 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 Professionally Maintained Communal Patio Garden
- Located Within Close Proximity to Southampton Common
- Visitor Parking











**Bedroom**  
4.18 x 2.87 m  
13'8" x 9'5"

**Bedroom**  
2.99 x 1.76 m  
9'9" x 5'9"

**Bathroom**  
1.54 x 2.75 m  
5'0" x 9'0"

**Bathroom**  
1.22 x 2.52 m  
3'11" x 8'3"

**Landing**  
4.04 x 1.85 m  
13'3" x 6'0"

**Bedroom**  
2.68 x 4.69 m  
8'9" x 15'4"

**HUNTERS**

94 m<sup>2</sup>  
1011.81 ft<sup>2</sup>

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