



HUNTERS[®]
HERE TO GET *you* THERE

 3  2  1  

Church Road, Southampton

Offers In Excess Of £400,000



We are delighted to present this modern, three bedroom, detached house.

The layout of the property offers entrance hall, kitchen, downstairs W/C and spacious lounge leading into the low maintenance garden which is partly decked. Moving up to the first floor you be meet with three bedrooms, ensuite to principle bedroom and family bathroom, with shower over bath.

Further benefits include gas central heating, garage with space and plumbing for washing machine and carport.

Woolston is situated within proximity to the City of Southampton, there are nearby popular schools, day to day shopping facilities and convenient transport links including a short walk to the train station & bus stop.

An internal viewing is recommended to appreciate the location and accommodation on offer.

35 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987720
southampton@hunters.com | www.hunters.com

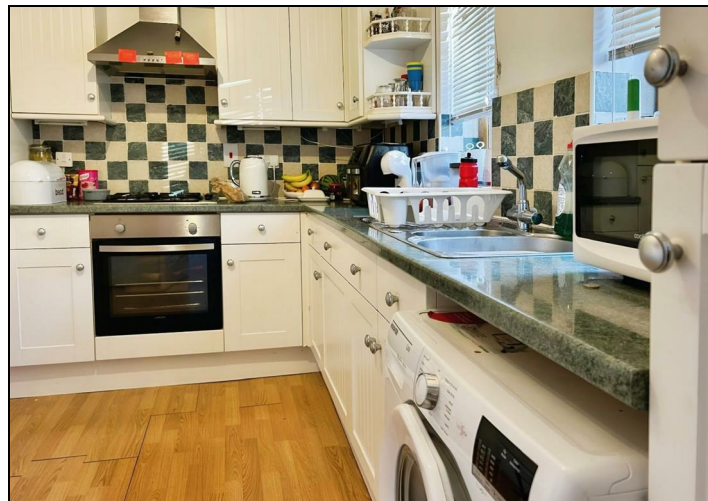


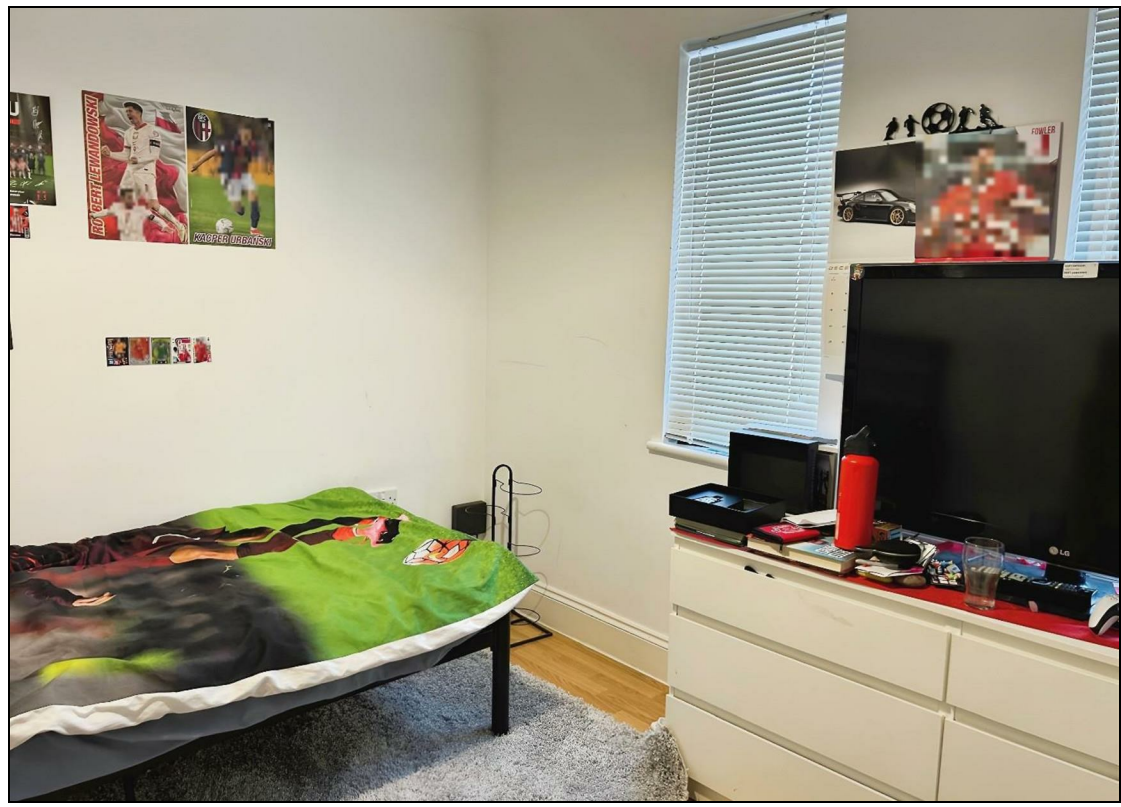
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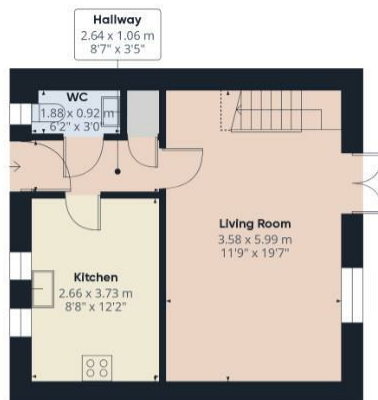


KEY FEATURES

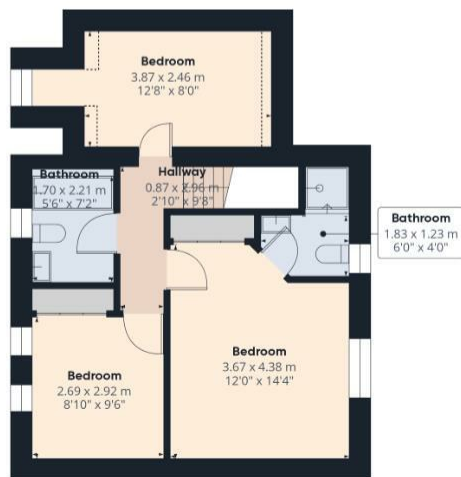
- CLOSE TO LOCAL AMENITIES
- WEST FACING GARDEN
 - MODERN FINISH
 - DECKING AREA
 - WHITE GOODS
- PARKING AVAILABLE IN ADDITION TO OFF ROAD
- THREE DOUBLE BEDROOMS
 - EPC: C
 - Council tax: C







Ground Floor



Floor 1

HUNTERS

Approximate total area^(iv)

82.01 m²882.73 ft²

Reduced headroom

2.01 m²

21.68 ft²

(1) Excluding balconies and terraces

Reduced headroom

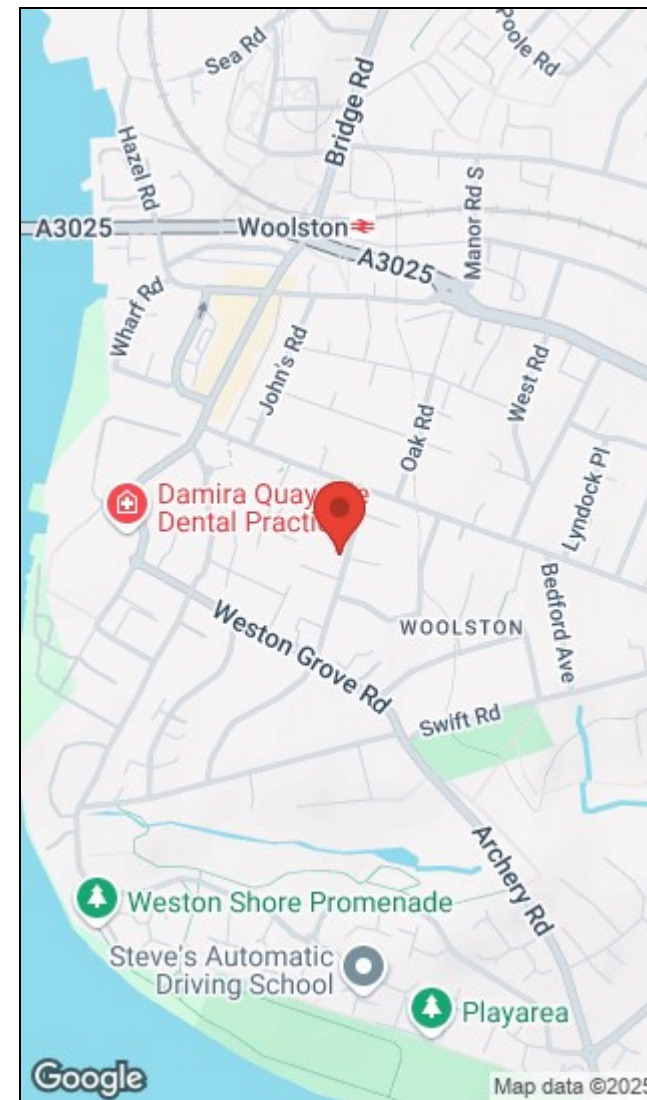
..... Below 1.5 m/5 ft


While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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GIRAFFE360




Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(32 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><i>Not energy efficient - higher running costs</i></p>		75	87
<p>England & Wales</p>		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(32 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

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