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3 2 1 C

# Church Road, Southampton

## Offers In Excess Of £400,000



Offered with no onward chain, this modern, three-bedroom detached house presents as an excellent family home.

The property boasts a well-designed layout, beginning with an inviting entrance hall. The ground floor features a contemporary kitchen, a convenient downstairs WC, and a spacious lounge that leads seamlessly into the low-maintenance garden. The outdoor space is partially decked, providing an ideal area for relaxation and entertaining.

Ascending to the first floor, you'll find three well-proportioned bedrooms. The principal bedroom benefits from an en-suite bathroom, while a family bathroom with a shower over the bath serves the remaining bedrooms.

Additional features of this attractive home include gas central heating for efficient climate control, a garage with space and plumbing for a washing machine, and a carport for additional vehicle protection.

With its modern design, practical layout, and current rental income, this three-bedroom detached house represents an appealing prospect for investors seeking a ready-made rental property or those looking for a comfortable family home in the future.

Photos require updating since tenants in situ. An early viewing is recommended.

**TENURE : FREEHOLD**

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## KEY FEATURES

- Detached Home
- Three Bedrooms
- Modern Finish
- Integrated Appliances
  - Garage
- Driveway Parking
- Weston Shore within 0.6 Miles



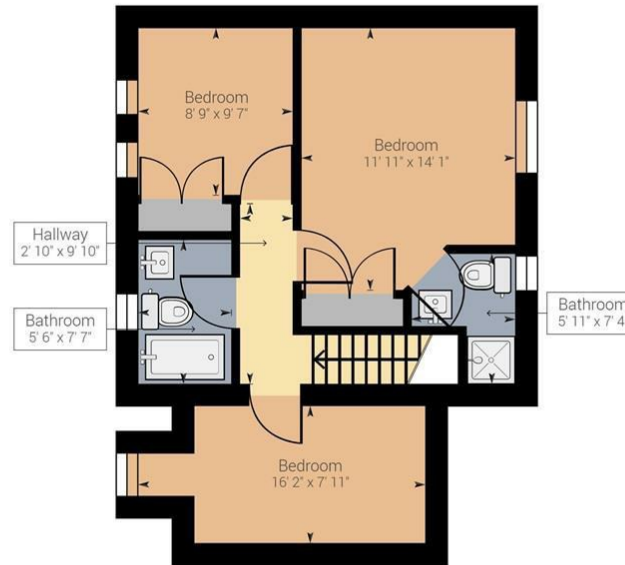




Ground Floor



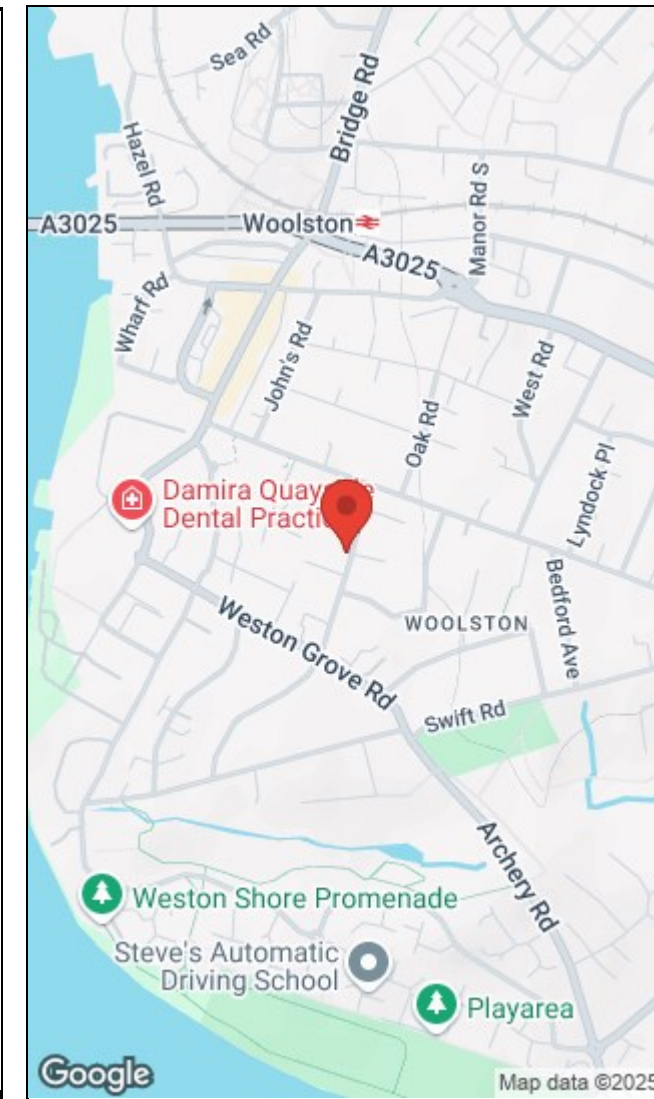
1st Floor



Approximate net internal area: 891.55 ft<sup>2</sup> (1031.86 ft<sup>2</sup>)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	76		
	87		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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