

KINGS
ESTATES

GUIDE PRICE
£275,000

Vanguard Road, Southampton, SO18 2EL **Freehold**



Welcome to Vanguard Road

Summary Description

This well-presented four-bedroom house on Vanguard Road offers spacious and versatile living ideal for young families or first-time buyers. With a generous lounge, modern kitchen, additional ground-floor study, and four well-proportioned bedrooms, this property combines functionality with comfort. Located in a sought-after residential area of SO18, it benefits from close proximity to reputable schools, essential amenities, and excellent transport links.

Main Description

A fantastic opportunity to acquire a bright and flexible four-bedroom home, Vanguard Road is perfectly suited for families and first-time buyers seeking a practical layout and generous living space. The property opens into a welcoming entrance hall leading into a spacious living room measuring approximately 20.4 feet by 11.8 feet, ideal for both entertaining and family relaxation.

The modern kitchen features ample worktop and cupboard space, designed with both style and practicality in mind. An additional ground-floor study provides a flexible space that can function as a home office, playroom, or reading area. Upstairs, the property boasts three sizeable bedrooms and a fourth room suitable for use as a nursery or additional office space. A compact yet practical family bathroom completes the first floor.

The layout offers ample versatility for growing families or professional couples. The property benefits from double glazing and gas central heating throughout.

Location Description

Vanguard Road is located within the popular and family-friendly residential area of SO18 in Southampton. The property falls within catchment areas for several well-regarded schools, including Bitterne Park School and Beechwood Junior School, both rated Good by Ofsted.

There are a wide range of amenities within close proximity including local shops, parks, supermarkets, and community facilities. Riverside Park is also nearby, providing open green space for recreation and weekend outings.

Excellent transport links make this location particularly convenient. The M27 and M3 motorways are easily accessible for commuters, and there are regular bus routes serving the city centre. Southampton Airport Parkway and Bitterne railway stations provide rail connections to London Waterloo and Portsmouth, while Southampton Airport is under twenty minutes away by car.

This area offers a strong sense of community and is ideal for families, professionals, or investors seeking good connectivity and convenience.

Key Features:

- **Spacious Living Room:** The ground floor features a bright and airy living room measuring an impressive 6.20m x 3.56m (20'4" x 11'8"), providing the ideal space for family gatherings, relaxation, and entertaining guests.

EPC Rating: **D68**
Council Tax Band: **B**

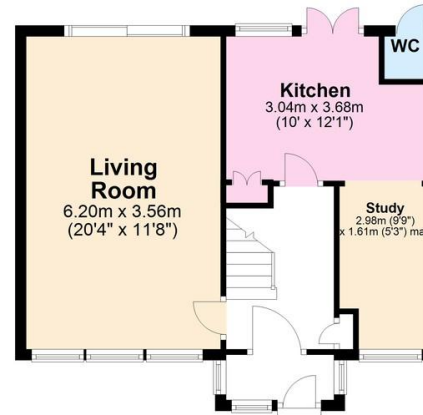




Floorplan

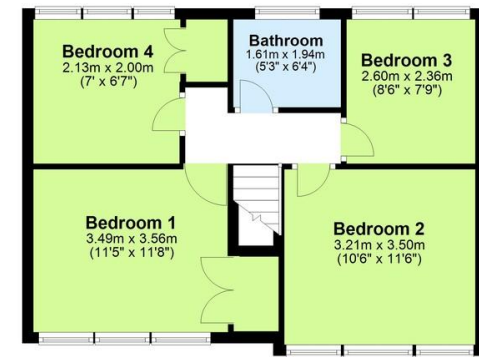
Ground Floor

Approx. 45.5 sq. metres (490.3 sq. feet)



First Floor

Approx. 43.8 sq. metres (471.1 sq. feet)



Property Features

- End of Terrace Four Bedroom Family Home
- Off road parking
- South facing garden
- Generous living room
- WC accessed form garden
- Recently redone bathroom
- The property is 96m²
- End of chain
- Council tax band B
- EPC D

Kings Estates

253 Portswood Road, Southampton, Hampshire, SO17 2NG

www.kingsestates.net

E. southamptonsales@kingsestates.net

T. 02380 553355

W. www.kingsestates.net

Zoopa.co.uk

rightmove



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		