

KINGS
ESTATES

GUIDE PRICE
£280,000

Honeysuckle Road, Southampton, SO16 3HQ **Freehold**



Welcome to

Honeysuckle Road

Kings Estates are delighted to present to market this charming and deceptively spacious three-bedroom semi-detached house, located on the sought-after Honeysuckle Road in the SO16 area of Southampton. Positioned within easy reach of local schools, public transport links, and major amenities, this freehold property offers a fantastic opportunity for both homebuyers and buy-to-let investors.

Upon entering the property, you are welcomed by a bright entrance hall featuring a double-glazed window to the side and a built-in understairs cupboard. This leads into a well-proportioned lounge with a large double-glazed bay window to the front aspect, two built-in wardrobes either side of a decorative fireplace, and a central heating radiator. The space is perfect for relaxing or entertaining.

To the rear of the property is a separate dining room with double-glazed French doors opening onto the rear garden. The room also features a decorative fireplace and radiator, making it ideal for family meals or formal dining. The kitchen is fitted with a range of wall and base units with laminate work surfaces, a stainless steel sink with drainer, and space for white goods. The layout includes a built-in gas hob, oven, extractor hood, and space for a fridge freezer and washing machine. A double-glazed window to the side aspect and door to the rear garden complete the room.

Upstairs, the first-floor landing provides access to three bedrooms and the family bathroom. Bedroom one is a spacious double with a decorative fireplace, radiator, and double-glazed window to the front aspect. Bedroom two also features a decorative fireplace, radiator, double-glazed window to the rear aspect, and freestanding wardrobes. Bedroom three is a well-sized single, currently

used as a dressing room, with radiator and double-glazed window to the rear.

The family bathroom includes a bath with overhead shower, WC, wash hand basin, extractor fan, double-glazed window, and radiator.

Externally, the front garden is a small lawned space, and the rear garden is generous in size, predominantly laid to lawn with potential for landscaping or entertaining areas. On-street parking is readily available, and the property offers excellent potential for further enhancement or extension (subject to planning consent).

This home combines traditional charm with modern convenience and is ideally suited for growing families, hospital staff, or those seeking easy access to the city and motorway network.

ACCOMMODATION

Entrance Hall 13.44 x 5.44

Double-glazed window to side aspect, understairs storage cupboard, access to lounge and kitchen.

Lounge 10'49 x 11'89

Double-glazed bay window to front aspect, 2 x wardrobes, decorative fireplace, radiator.

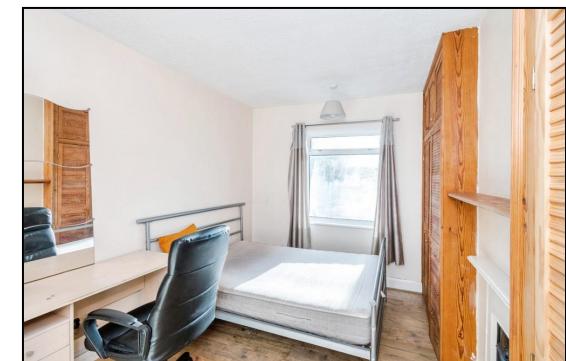
Dining Room 10'48 x 12'53

Double-glazed French doors to rear garden, decorative fireplace, radiator.

Kitchen 8'94 x 6'57

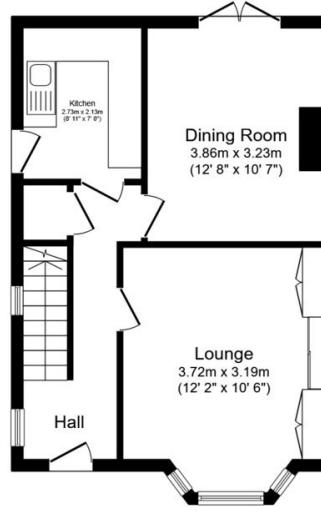
EPC Rating: **64D**

Council Tax Band:

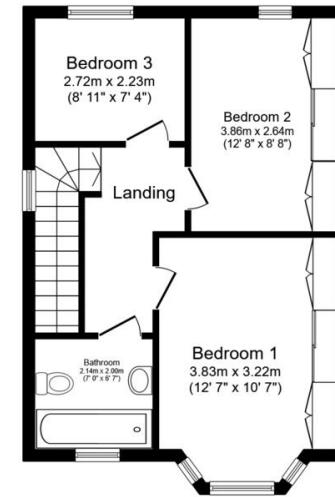




Floorplan



Ground Floor
Floor area 43.6 sq.m. (469 sq.ft.)



First Floor
Floor area 43.6 sq.m. (469 sq.ft.)

Total floor area: 87.2 sq.m. (939 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed; they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.co

Property Features

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- FIRST FLOOR BATHROOM
- ABILITY FOR OFF-ROAD PARKING
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- DECORATIVE FIREPLACES TO LOUNGE, DINING, AND BEDROOMS
- LARGE ENCLOSED REAR GARDEN
- FITTED KITCHEN WITH GAS HOB AND OVEN
- LOFT HATCH FOR STORAGE ACCESS
- EXCELLENT LOCAL SCHOOL CATCHMENTS
- IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY

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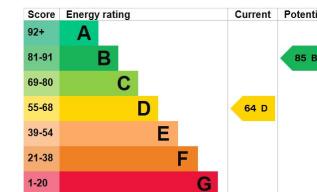
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

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