



Millbrook Road West, Southampton, SO15
Southampton

£325,000

Property Type: Semi Detached House

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

We are delighted to offer for sale this well-proportioned three bedroom semi-detached home, ideally positioned on the fringes of Regents Park and offering excellent access to local shops, major road links and regular bus routes. With the added benefits of two reception rooms, a conservatory and a useful loft room, this home provides flexible living space that will appeal to first-time buyers and growing families alike.

- Three Bedroom Semi-Detached Home
- Two Reception Rooms Plus Conservatory
- Loft Room Offering Flexible Additional Space
- Modern Kitchen And Four-Piece Bathroom
- Ground Floor Cloakroom
- Off-Road Parking To The Side
- Enclosed Rear Garden With Multiple Patio Areas
- Gas Central Heating And Double Glazing
- Convenient Location on the fringes of Regent's Park
- Ideal For First-Time Buyers Or Those Upsizing

The property is set back behind a low-level brick boundary wall, with a pedestrian side gate leading through to the rear garden and the added benefit of off-road parking to the side. A covered entrance leads you into the hallway.

*Construction: Traditional brick construction
Services: Mains Water, Mains Electricity, Gas Central Heating
Council Tax: Band B*

Location - Millbrook Road is ideally positioned for buyers seeking excellent transport links and everyday convenience. Regent's Park, local shops, schools, and Southampton city centre are all within easy reach, while major road connections and regular bus routes provide straightforward access across the city and





Entrance Hall -The entrance hall features a smooth ceiling, laminate flooring, stairs rising to the first floor, and doors leading to the principal ground floor rooms. A useful ground floor cloakroom is neatly positioned off the hall, fitted with a low-level WC, wash basin and side window.

Lounge - The main lounge enjoys a classic bay window to the front aspect, allowing natural light to flood the room. Finished with a smooth ceiling, picture rail, fitted carpet and a feature fireplace with gas fire inset, this is a warm and inviting space for everyday living.

Dining Room - Located to the rear of the property, the dining room offers excellent proportions with engineered laminate flooring, smooth ceiling, picture rail and two radiators. Sliding double-glazed doors open directly into the conservatory, creating a lovely flow for entertaining and family life.

Conservatory - The conservatory provides valuable additional living space, featuring a polycarbonate roof, double-glazed windows to the side and rear, laminate flooring, radiator and a door leading out to the garden. Practicality is well considered, with space and plumbing for a stacked washing machine and dryer, making this a versatile room for modern living.

Kitchen -The modern kitchen is fitted with gloss white base and eye-level units, complemented by generous work surfaces and part-tiled surrounds. There is space for a gas cooker, dishwasher and fridge/freezer, along with an integrated 1½ bowl sink unit. A rear window provides garden views, while a personal door offers direct access to the side and rear garden. Tiled-effect laminate flooring completes the space.

First Floor -The first-floor landing includes a side window and access to the loft room via a drop-down ladder, an excellent bonus space ideal for a home office, hobbies room or storage.

Bedrooms - All three bedrooms benefit from double-glazed windows, creating bright and comfortable sleeping accommodation throughout. The main bedroom enjoys a bay window to the front aspect, while the second bedroom features fitted storage, discreetly housing the gas combi boiler. The third bedroom is a well-proportioned and versatile space, finished with laminate flooring and perfectly suited for use as a nursery, home office or guest bedroom.

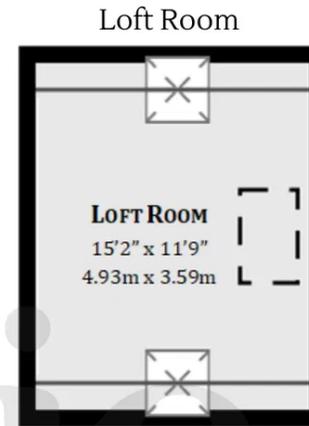
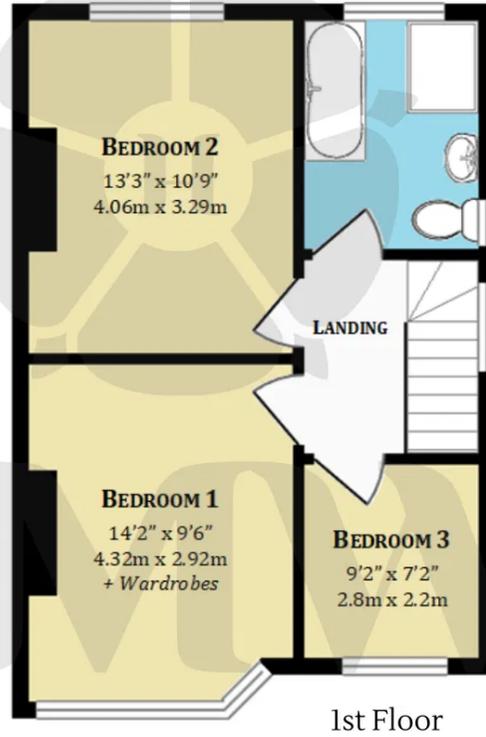
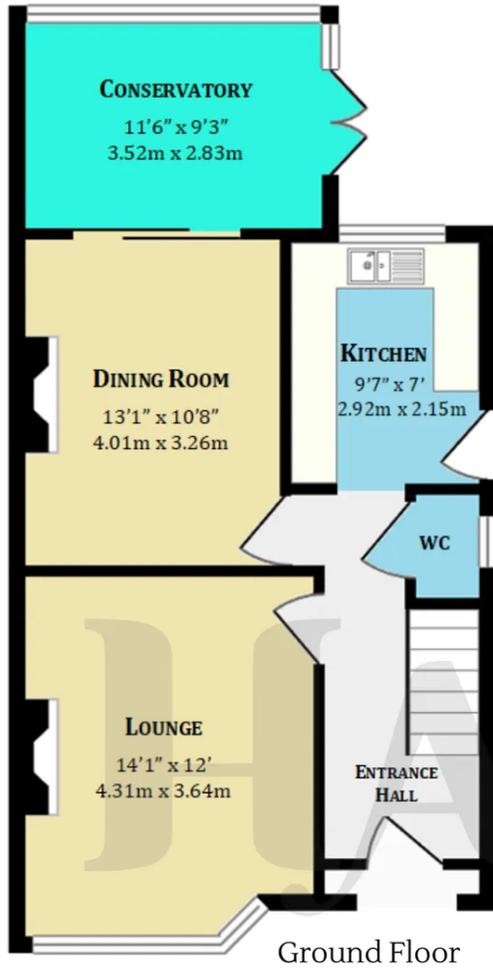
Bedrooms one and two are both carpeted and served by radiators, completing the accommodation on the first floor.

Bathroom -The modern four-piece family bathroom is fitted with a shower enclosure, enclosed bath with mixer tap and shower attachment, wash basin and low-level WC. Obscure double-glazed windows to the side and rear provide natural light and privacy, while engineered wooden laminate flooring adds a contemporary finish.

Rear Garden- The rear garden is well arranged, with a patio area directly adjoining the property, a lawned section enclosed by timber fencing, and a second patio area to the rear, ideal for seating or entertaining. Additional features include a storage shed, flower bed borders and an outside tap.

Disclaimer - These particulars are believed to be accurate but do not constitute an offer or contract. All measurements are approximate. Services, appliances and fittings have not been tested and no guarantee can be given as to their working order. Buyers are advised to verify all information through their legal representative prior to exchange of contracts.





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Hamwic Estate Agents

3 – 4 South Parade, Salisbury Road, Southampton SO40 3PY

02380 663999

enquiries@hamwicestateagents.co.uk

<https://www.hamwicestateagents.co.uk/>

