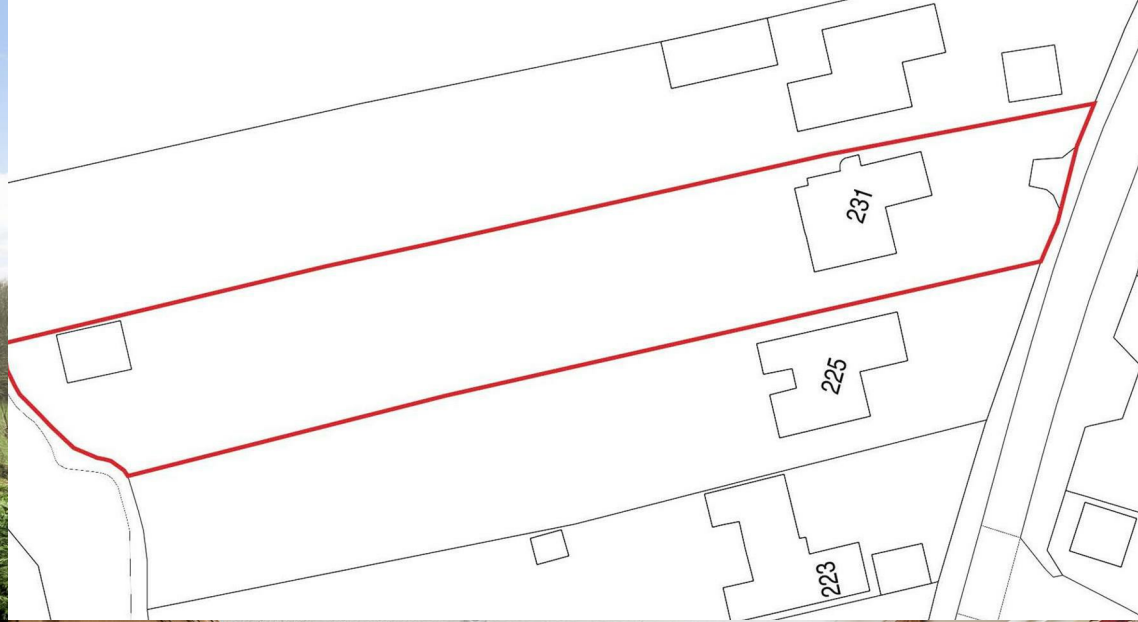





Addison
ESTATE AGENTS



231 Botley Road, Burrige, Southampton, SO31 1BJ

£699,950 Freehold

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 IF YOU'RE CURRENTLY SEARCHING FOR A PROPERTY, MAKE SURE TO FOLLOW OUR
 SOCIAL MEDIA PLATFORMS FOR PREVIEWS OF HOMES BEFORE THEY GO LIVE ONLINE.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

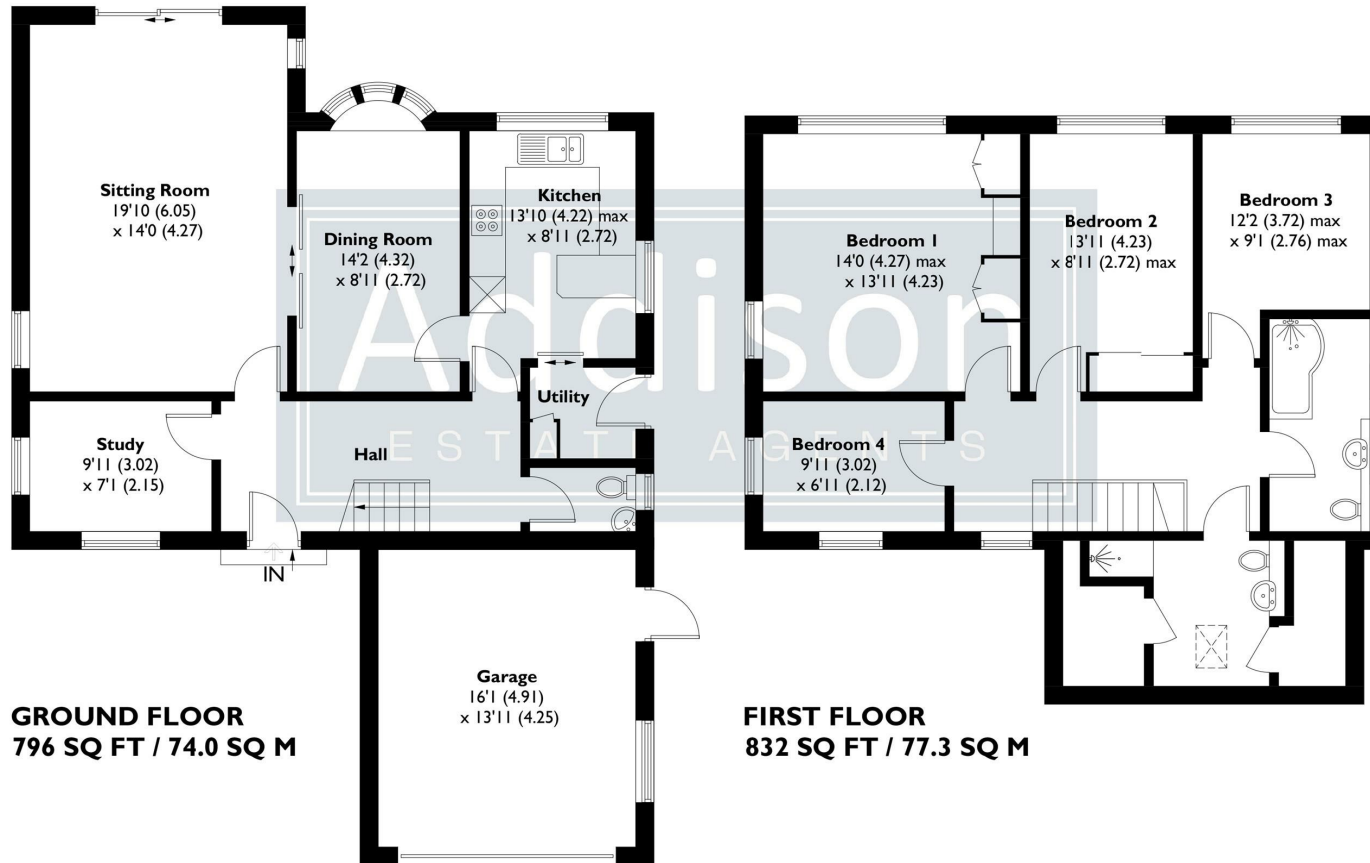
Further Information

Council Tax Band:
F





APPROXIMATE GROSS INTERNAL AREA = 1628 SQ FT / 151.3 SQ M
GARAGE = 226 SQ FT / 21.0 SQ M
TOTAL = 1854 SQ FT / 172.3 SQ M



- Substantial four-bedroom detached family home
 - Generous plot of just over half an acre
- Highly sought-after non-estate Burridge location
 - Owned by the same family for over 40 years
 - Exceptional potential to modernise, extend or redesign (subject to planning)
 - Spacious lounge opening onto the rear garden
- Dining room adjacent to the kitchen offering scope for open-plan kitchen/family living
- Bedrooms 1, 2 and 3 enjoying far-reaching views over the garden and treetops
- Large rear garden with various sections, raised beds and substantial outbuilding/workshop
- Driveway parking with vehicular access to side leading down the garden and no forward chain

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1282241)
Produced for Addison Estate Agents



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01489 668 999



sales@addisonestateagents.co.uk



www.addisonestateagents.co.uk