



£1,400 pcm
Hamble, SO31



 **3**
Bedrooms

 **2**
Bathrooms

15 London Road Southampton SO152AE |
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A modern, 3 bedroom house, situated in a cul-de-sac within walking distance to the village ctr, foreshore and copse. Spacious living room, separate dining room with downstairs WC and 2 bathrooms upstairs. Allocated parking space, as well as visitors parking. AVAILABLE NOW.

A beautifully three-bedroom home, ideally positioned in a quiet cul-de-sac and within walking distance of the village centre, foreshore and nearby copse. Offered in excellent condition throughout, this modern property is available now and would make an ideal home for families, professionals or anyone looking for well-presented accommodation in a sought-after location.

The property offers a spacious living room, along with a separate dining room which could also work perfectly as a home office or additional reception space. There is also a convenient downstairs WC, adding to the practicality of the layout.

Upstairs, the home benefits from three well-proportioned bedrooms and two bathrooms, providing comfortable and versatile accommodation. Externally, the property features a low-maintenance courtyard garden with rear access, ideal for those looking for outside space without the upkeep of a larger garden.

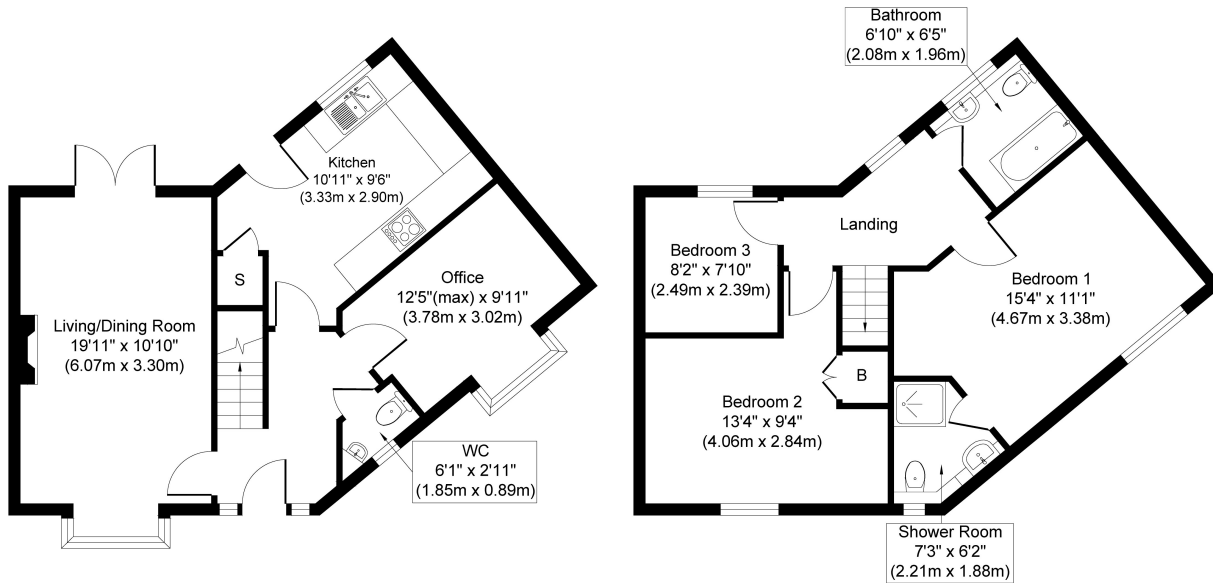
Further benefits include allocated parking, additional visitors' parking, communal green areas, gas-fired heating and UPVC double glazing.

Located within easy walking distance of the village centre, local amenities, the foreshore and surrounding green space, this property offers a fantastic balance of convenience and lifestyle.

Available now – early viewing is highly recommended.

Key Features:

- Three bedrooms
- Two bathrooms
- Spacious living room
- Separate dining room/home office
- Downstairs WC
- Low-maintenance courtyard garden with rear access
- Allocated parking space
- Visitors' parking
- Communal green area
- Gas-fired heating
- UPVC double glazing
- Walking distance to the village centre, foreshore and copse



Ground Floor
 Approximate Floor Area
 533 sq. ft
 (49.51 sq. m)

First Floor
 Approximate Floor Area
 516 sq. ft
 (47.93 sq. m)

AVRO COURT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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