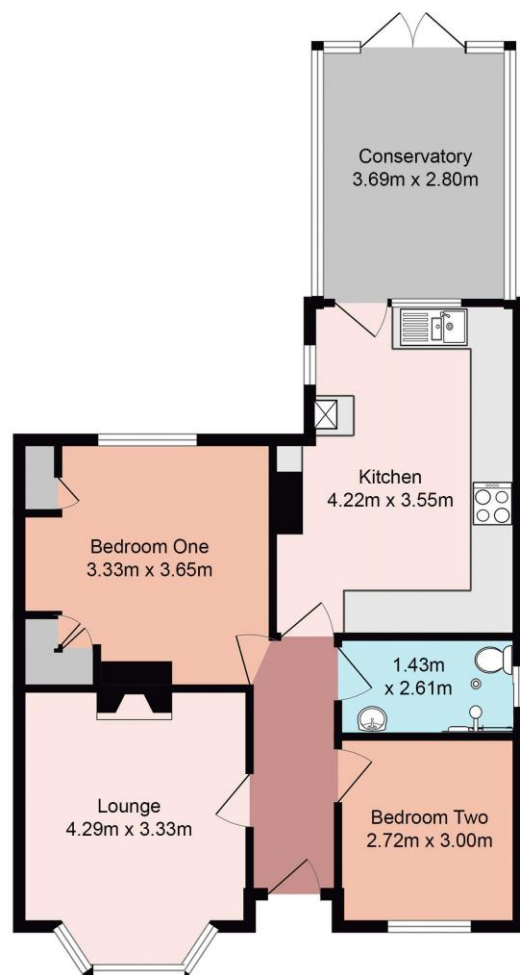


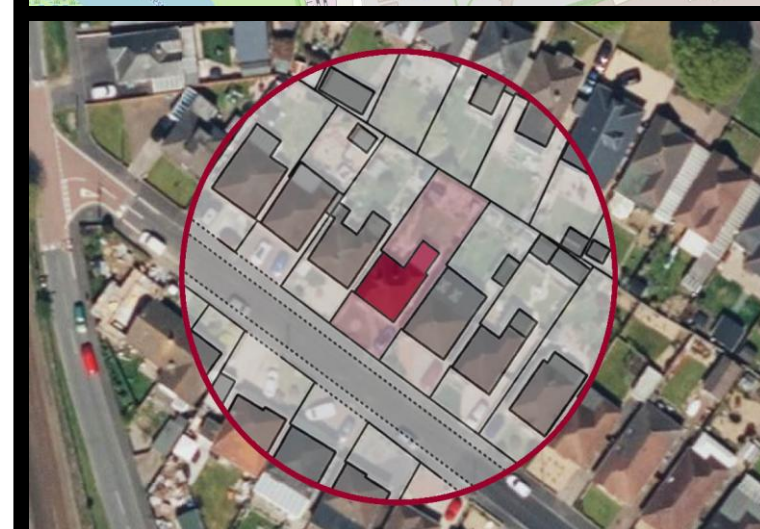
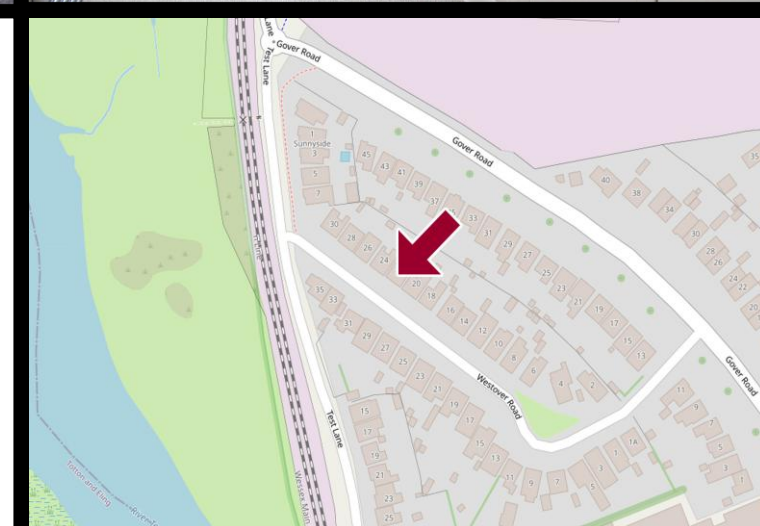


22, Westover Road, Southampton, SO16 9BL
£325,000

brantons



Ground Floor
66.1 sq.m. approx.



Accommodation

Lounge - 14' 1" x 10' 11" (4.29m x 3.33m) Into Bay

Kitchen - 13' 10" x 11' 8" (4.22m x 3.55m)

Conservatory - 12' 1" x 9' 2" (3.69m x 2.80m)

Bedroom One - 10' 11" x 12' 0" (3.33m x 3.65m)

Bedroom Two - 8' 11" x 9' 10" (2.72m x 3.00m)

Shower/ Wet Room - 4' 8" x 8' 7" (1.43m x 2.61m)

Property

Situated in the popular residential area of Redbridge, Brantons are delighted to offer for sale this charming detached bungalow that offers a fantastic opportunity for buyers seeking single-level living in a convenient location. The accommodation comprises of a spacious lounge positioned to the front of the property, featuring a charming bay window that allows for plenty of natural light. The modern kitchen sits to the rear and provides ample worktop and storage space, with direct access through to a bright conservator ideal for use as a dining area or additional sitting room, enjoying pleasant views over the garden. There are two bedrooms, including a generous master bedroom and both bedrooms are serviced by a family shower/wet room. The layout is practical and offers scope for modernisation or reconfiguration, subject to personal requirements. Externally, the property benefits from a private rear garden, perfect for relaxing or entertaining, while the front offers resin bound driveway parking. Offered with no forward chain and located within easy reach of local amenities, transport links, and access routes, this bungalow represents an appealing opportunity for downsizers or first-time buyers alike.

Features

- *NO FORWARD CHAIN*
- Charming Detached Bungalow
- Two Bedrooms
- Lounge with Bay Window & Feature Fireplace
- Modern Kitchen
- Large Conservatory
- Family Sized Shower/ Wet Room
- Resin Bound Driveway Parking
- Private Enclosed Rear Garden
- Popular Residential Location

Information

Local Authority: Southampton City Council

Council Tax Band: C

Tenure Type: Freehold

School Catchments

- Infant: Redbridge
- Junior: Redbridge
- Senior: Redbridge

Distances

Motorway: 0.1 miles

Southampton Airport: 7.3 miles

Southampton City Centre: 3.3 miles

New Forest Park Boundary: 2.6 miles

Train Stations Ashurst: 3.4 miles

Totton: 0.8 miles

Directions

- 1) Head east on Salisbury Road/A36 toward Library Road.
- 2) Take the ramp onto Redbridge Flyover/A35.
- 3) Take the M271 ramp.
- 4) At the roundabout, take the first exit onto Gover Road.
- 5) Turn left onto Westover Road.

Energy Performance

Energy performance certificate (EPC)

22 Westover Road
SOUTHAMPTON
SO16 9BL

Energy rating
D

Valid until: 18 March 2036

Certificate number: 0370-2571-8670-2298-5081

Property type

Detached bungalow

Total floor area

57 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

