



72 Burgess Road, Southampton, SO16 7PP Offers in excess of £425,000

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A substantial six-bedroom detached family home offering spacious and versatile accommodation, ideally suited to growing families, multi-generational living or those seeking generous living space in a highly convenient Southampton location. Arranged over multiple floors, the property provides an excellent balance of reception space and well-proportioned bedrooms, complemented by a private garden and off-road parking.

The ground floor features a welcoming entrance hall leading to a generous living room, alongside a spacious open-plan kitchen and dining area, creating the perfect hub for family life and entertaining. Additional reception space offers flexibility for a family room, home office or playroom, while practical additions such as a utility room and ground floor cloakroom enhance everyday living.

The upper floors provide six well-proportioned bedrooms, offering flexible accommodation for larger families or those working from home. The principal bedroom enjoys excellent proportions, with the remaining bedrooms served by family bathroom facilities.

Externally, the property benefits from private gardens providing space for outdoor entertaining and family enjoyment, together with off-road parking.

Located on the ever-popular Burgess Road, the property is ideally positioned for Southampton General Hospital, the University of Southampton, highly regarded schools, local shops, excellent transport links and easy access to the city centre and motorway network.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	