



Atherfield Road, Southampton  
Southampton

£295,000

Property Type: Terraced House

Bedrooms: 4 | Bathrooms: 1 | Receptions: 2

*We are delighted to offer this spacious four-bedroom home in Maybush, featuring two reception areas, a dual-aspect lounge, rear kitchen/breakfast room and a modern shower room. Outside, the property benefits from a generous enclosed garden with a half-sunken swimming pool, shed/workshop and separate outside WC. Further benefits include double glazing, gas central heating and useful boarded loft storage.*

- Spacious Four Bedroom Home
- Ideal First-Time Buyer Opportunity
- Two Separate Reception Areas
- Dual-Aspect Lounge
- Kitchen And Breakfast Room
- Modern Refitted Shower Room
- Boarded Loft With Ladder And Lighting
- Generous Enclosed Rear Garden
- Half-Sunken Swimming Pool
- Convenient Maybush Location

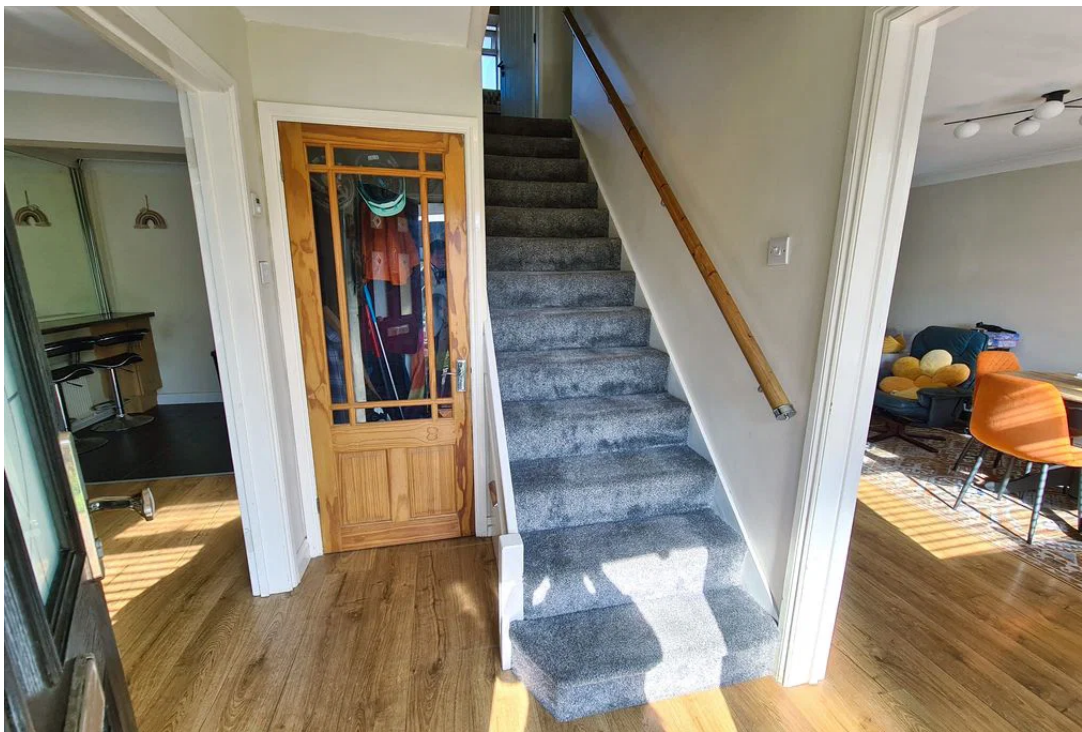
*Hamwic Independent Estate Agents are delighted to offer for sale this well-presented and surprisingly spacious four-bedroom home, conveniently positioned within the Maybush area of Southampton and offering a practical layout particularly well suited to first-time buyers and growing families.*

*The property provides two separate reception areas, a rear aspect kitchen/breakfast room, four bedrooms and a modern refitted shower room, while outside is a generous enclosed garden with the unusual addition of a half-sunken concrete-lined swimming pool.*

*Further benefits include double glazed windows, gas central heating, useful loft storage and a separate outside WC.*

Freehold  
Council Tax Band B - Southampton City





Hamwic Independent Estate Agents are delighted to offer for sale this well-presented four-bedroom family home, conveniently situated within the established Maybush area of Southampton. The property offers spacious and versatile accommodation, a generous rear garden and the particularly unusual benefit of a half-sunken swimming pool.

The property opens into a spacious entrance hall with stairs rising to the first floor and useful storage beneath. The bright dual-aspect lounge is a generous reception room featuring an ornamental fireplace, engineered wood-effect flooring and double glazed doors opening directly onto the rear garden. A separate dining area provides an ideal space for family meals or entertaining and benefits from a front aspect window and matching engineered flooring.

The kitchen/breakfast room spans the rear of the property and is fitted with a range of base and eye-level units, work surfaces and tiled flooring. Integrated appliances include a gas hob and electric oven, with space for a slimline dishwasher and freestanding fridge/freezer. A rear window and personal door provide views and access to the garden.

The first-floor landing gives access to all four bedrooms, the modern shower room and loft. The loft is accessed via a pull-down ladder and is understood to be boarded with lighting, providing useful additional storage. Bedrooms One and Two are positioned at the front, with fitted carpets and radiators, while Bedrooms Three and Four overlook the rear and feature laminate flooring, offering flexible accommodation for children, guests or home working. Bedroom Two also houses the airing cupboard and gas boiler.

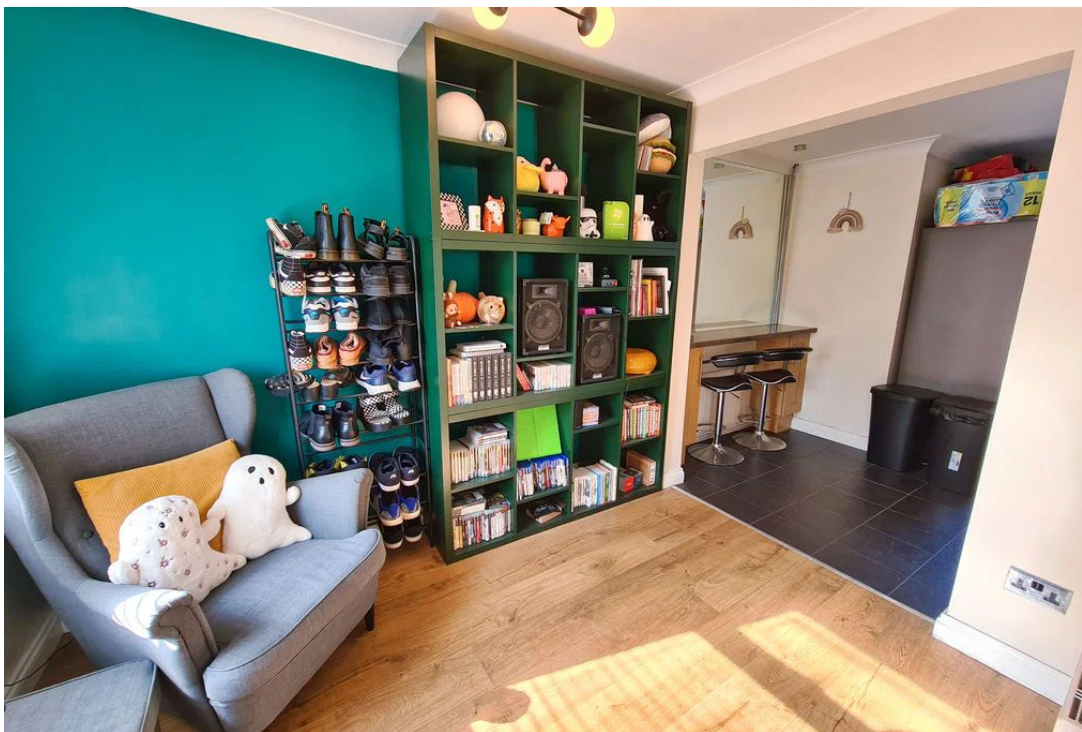
The contemporary shower room features fully tiled walls and flooring, a vanity unit with wash hand basin, WC and walk-in shower enclosure. A particularly unusual feature is the full-height body air dryer within the shower area, together with heated towel rail, recessed downlighting, extractor fan and double glazed rear window.

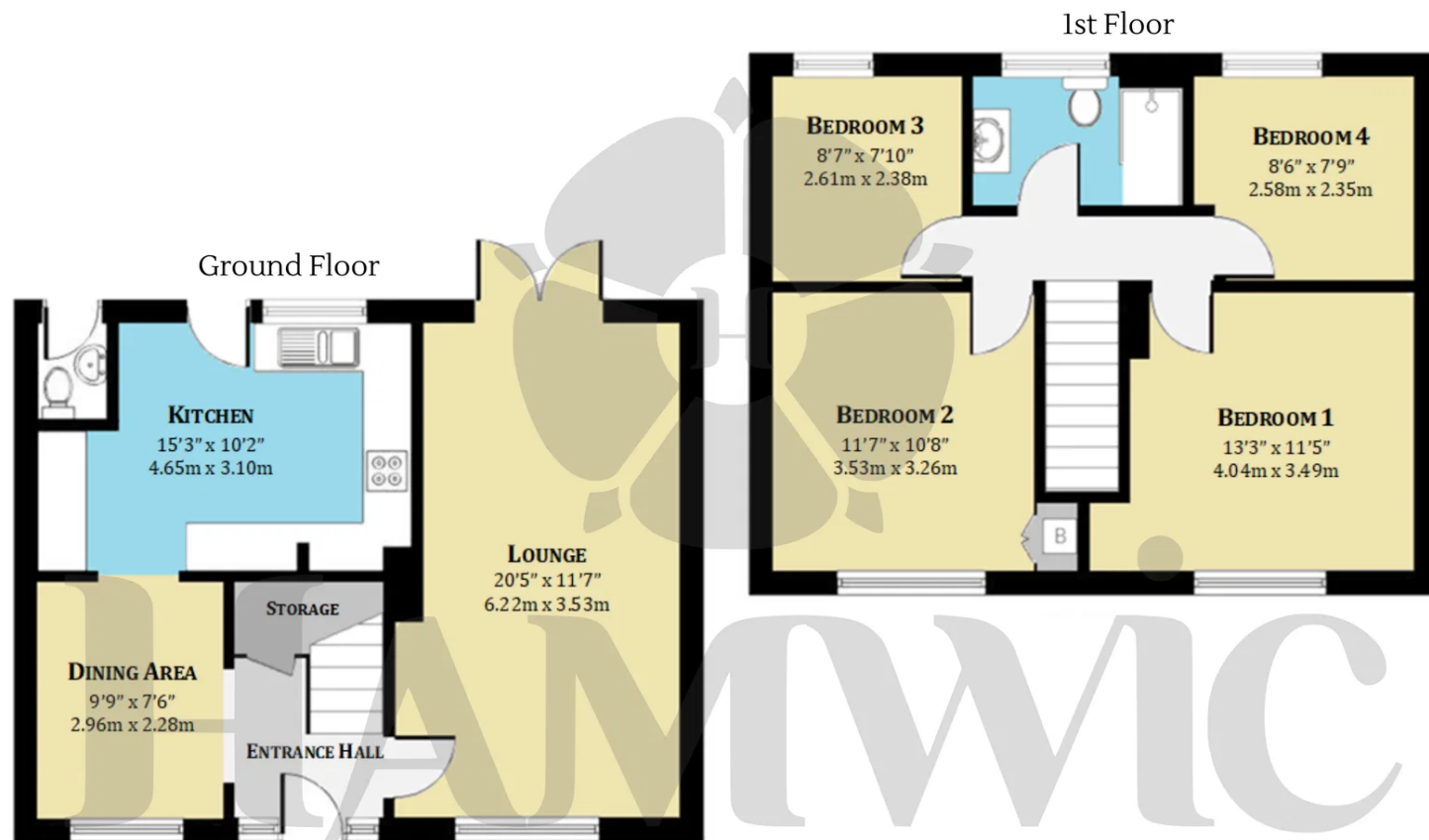
The rear garden provides an excellent balance of patio, lawn and recreational space. A paved patio sits immediately behind the property, with a pathway leading through the lawn towards the rear. A standout feature is the half-sunken, concrete-lined swimming pool, complete with sand filtration system, offering a rare and exciting addition to the property. The garden also benefits from a timber shed/workshop, outside WC, water tap and timber fencing.

Atherfield Road is conveniently positioned within the established Maybush area, offering easy access to local shops, schools, bus routes and everyday amenities. Nearby road links provide straightforward access towards Southampton city centre, Southampton General Hospital, the M271 and wider motorway network.

**Swimming Pool:** The swimming pool and associated filtration equipment are described according to information provided by the seller and have not been tested by Hamwic Independent Estate Agents. Prospective purchasers should satisfy themselves as to the pool's condition, construction, safety, maintenance requirements, running costs and the condition of all associated equipment prior to exchange of contracts.

**Disclaimer:** Whilst every effort has been made to ensure the accuracy of these particulars, they are intended as a guide only and do not constitute any part of an offer or contract. Measurements are approximate and all services, appliances and equipment mentioned have not been tested by Hamwic Independent Estate Agents.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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