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# Ranelagh Gardens, Southampton, Hampshire

## Offers In Excess Of £300,000



**\*\*Four bedroom Townhouse with driveway\*\***

This property is located in a lovely quiet Cul de sac just 0.6mi from Bedford Place, 0.2mi from banister Park primary school and 0.4mi from St Annes School.

There are four double bedrooms one of which has an ensuite.

On the ground floor there is a W.C, access to the integral garage and an open plan kitchen diner at the rear of the property, twin patio doors give access to the private rear garden.

The garden contains a mix of decking and lawn.

On the first floor is the master bedroom with ensuite shower room and the lounge.

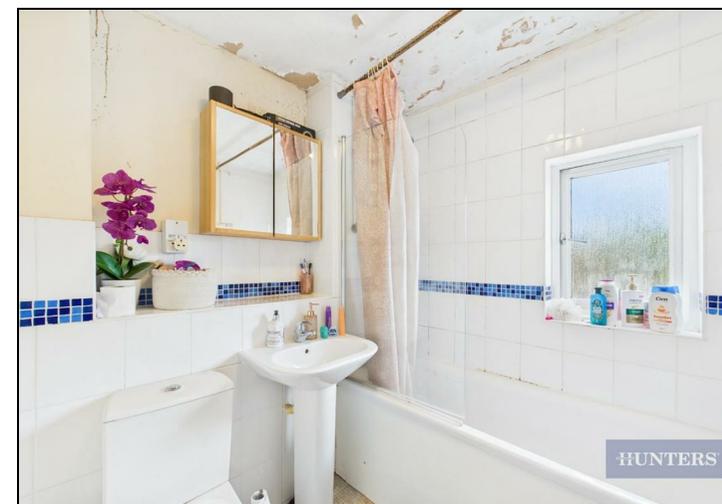
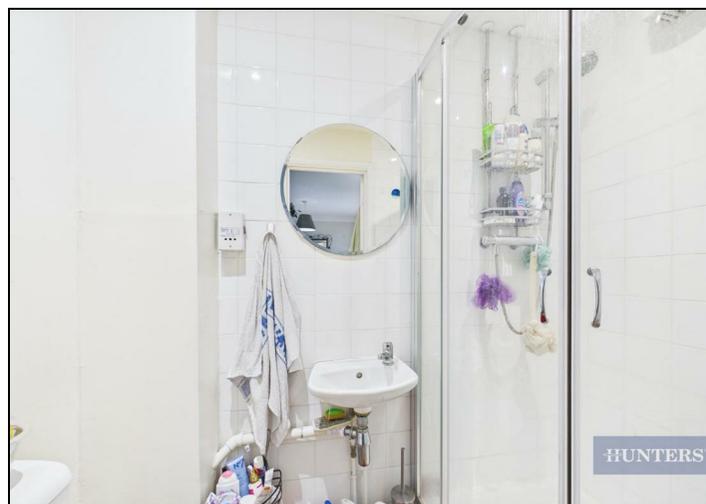
On the second floor there are three further bedrooms and a family bathroom.

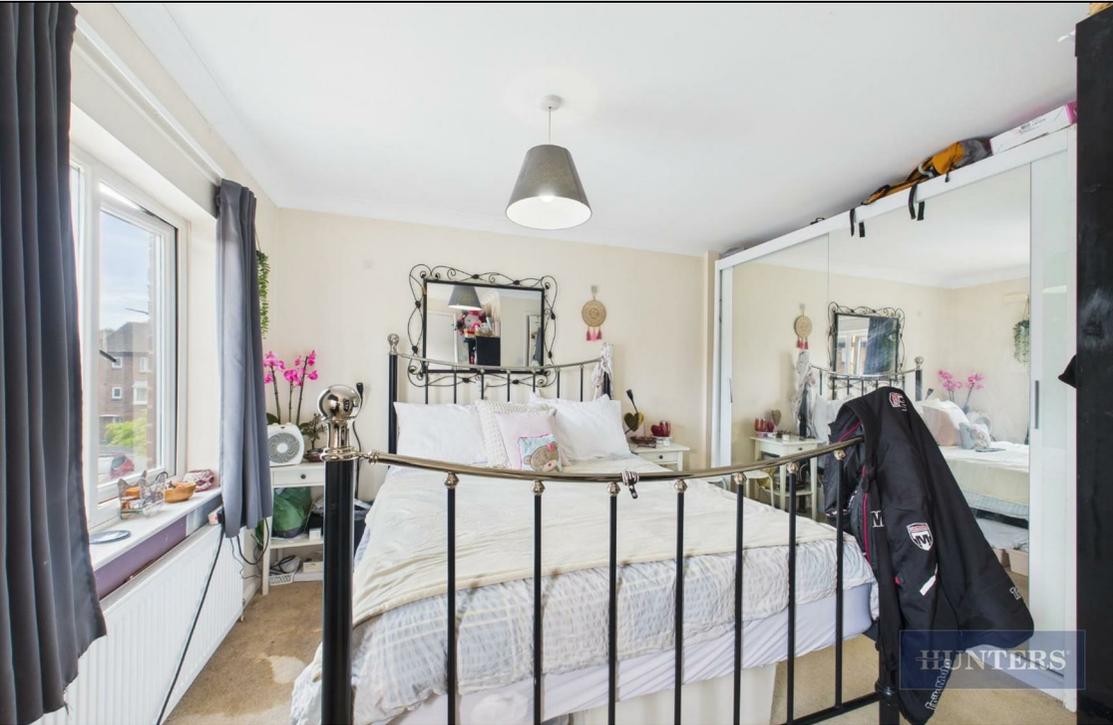
Ranelagh Gardens is a quiet cul de sac in a central location, there is an active residents association which maintain the flower beds and the communal garden which they use for regular social activities throughout the year.

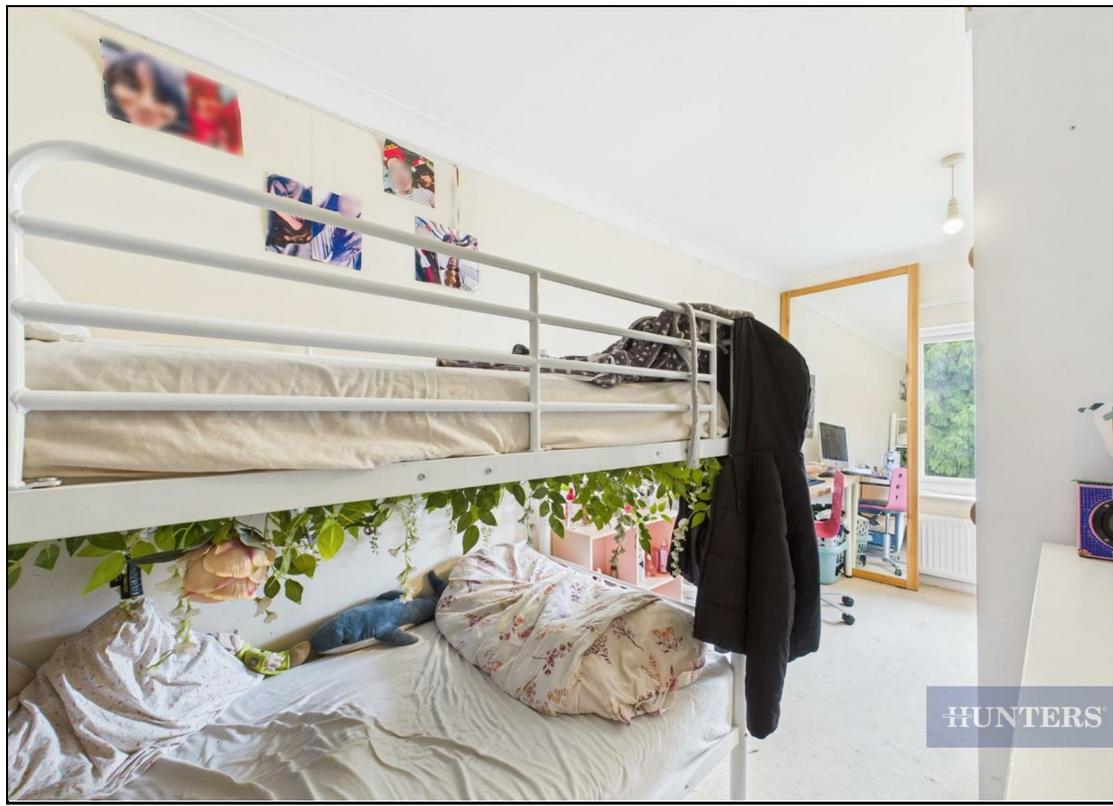
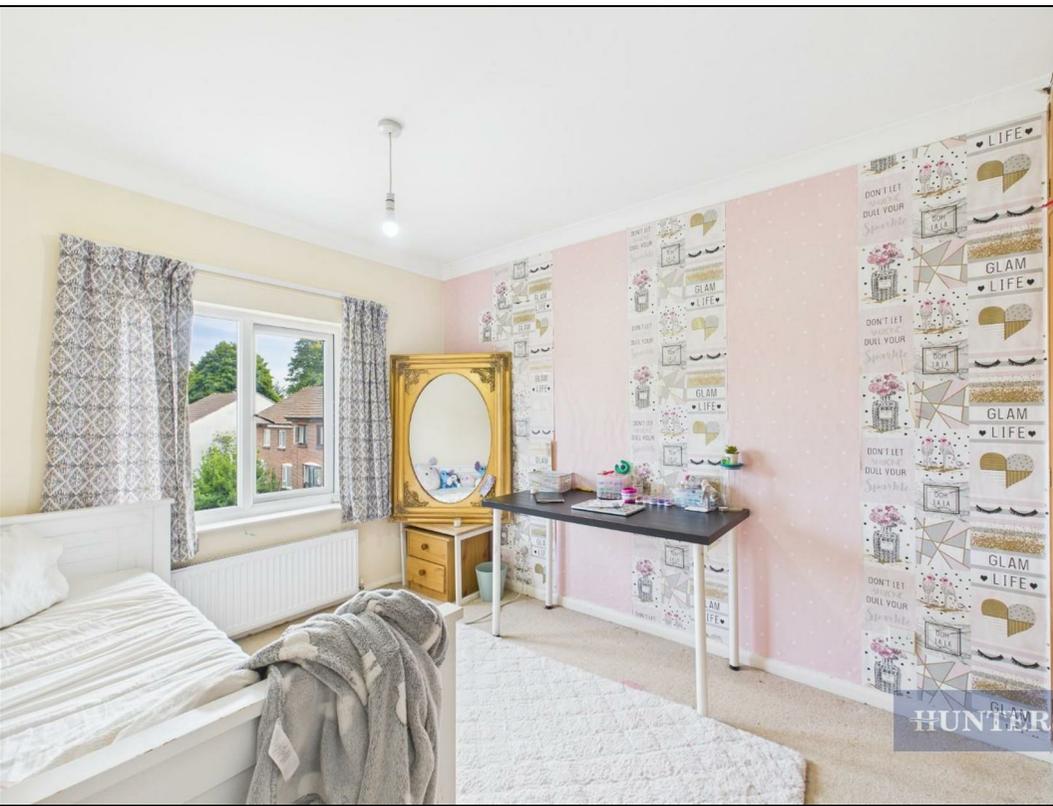
Currently rented at £1,400pcm on a periodic tenancy.

## KEY FEATURES

- Four double bedroom townhouse
- Garage
- Off road parking
- Private rear garden
- Cul de sac location
- En-suite to master
- Family Bathroom
- Ground floor toilet

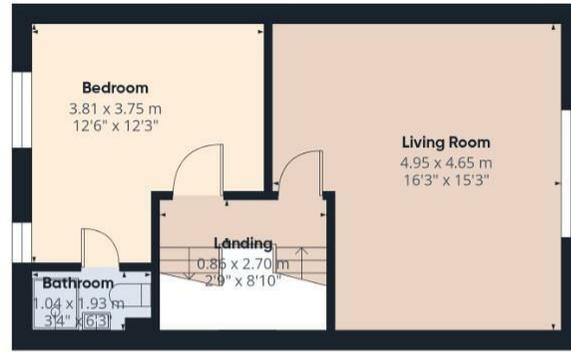








Ground Floor



Floor 1



Floor 2

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Approximate total area<sup>(1)</sup>

115.8 m<sup>2</sup>  
1247 ft<sup>2</sup>

Reduced headroom

1.6 m<sup>2</sup>  
17 ft<sup>2</sup>

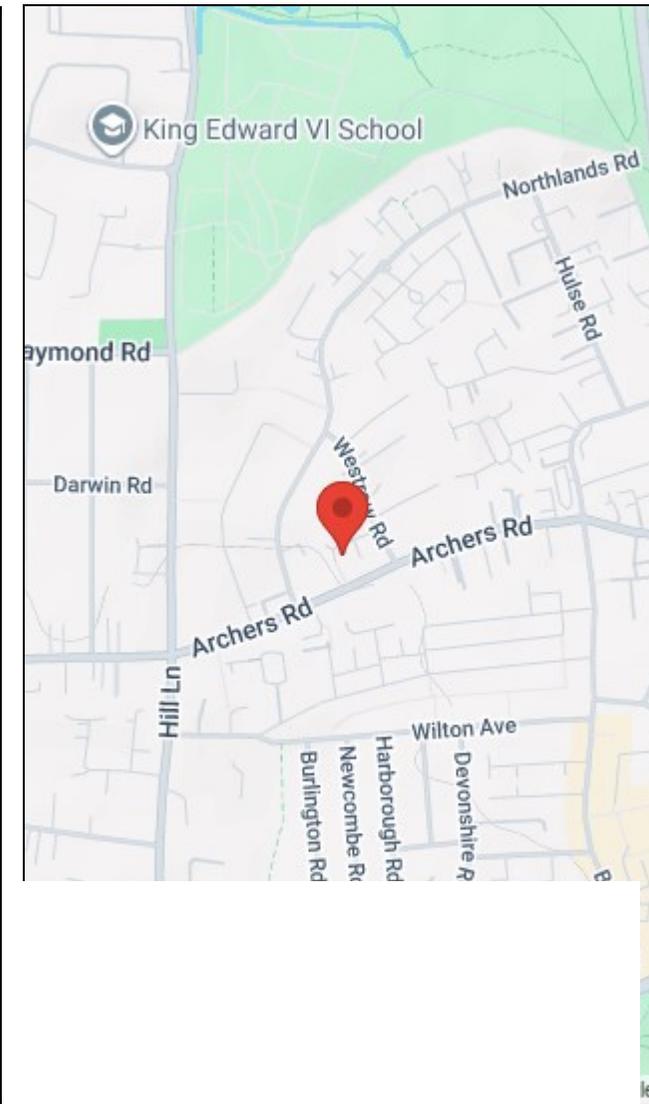
(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

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

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