



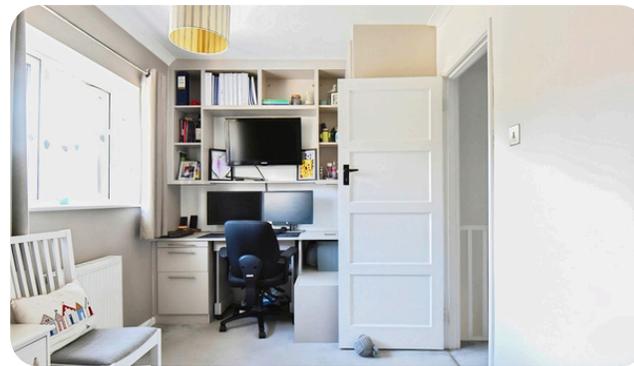
41 Caerleon Drive, Southampton, SO19 | Offers in Excess of £325,000  
Mid Terrace House, Thoughtfully Modernised and Improved

## CONTACT

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**3 Double Bedroom Mid Terrace House | Caerleon Drive, Southampton, SO19**  
**Driveway and Side Access | Open Plan Kitchen Dining Room| Utility and WC**



**INTRODUCTION**

**Offers in Excess of £325,000**



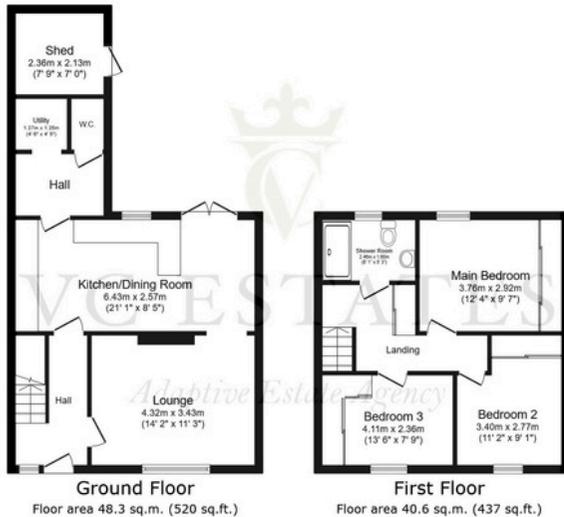
Set in a popular residential location, this beautifully upgraded three double bedroom home has been enhanced by the current owners with the intention of being their forever home. Every detail has been thoughtfully considered – from energy efficiency to storage solutions, creating a property that is both stylish and useable; offering buyers a turnkey opportunity in a sought-after Southampton setting. Viewing is highly recommended.

**KEY FEATURES**

AGENT ID: 9295

- Recently replaced anthracite windows and doors
- Owned solar panels with battery storage and grid connectivity
- Log Burner
- EV charger
- Bespoke fitted wardrobes to all bedrooms
- Dedicated fitted office space in bedroom three
- Modernised shower room
- Downstairs WC
- Open plan kitchen dining room
- Paved driveway with off-road parking for two cars





## AREA INFORMATION: CAERLEON DRIVE, SOUTHAMPTON

Bitterne is a popular residential suburb of Southampton, offering a perfect balance of convenience and community. The area benefits from excellent transport links into Southampton city centre, making it ideal for commuters, while also providing easy access to nearby Bishopstoke, Bursledon, and Hedge End Retail Park for shopping, dining, and leisure. Local schools, parks, and green spaces make it well-suited to families, and a regular bus service and train station ensure connections are straightforward for work or leisure.

Total floor area: 88.9 sq.m. (957 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## KEY INFORMATION

- Local Authority: Borough Council
- Council Tax Band: B
- EPC Rating: A- 100
- Leashold 943 Years Remaining City of Southampton
- Catchment: Thornhill Primary School/ Sholing Infant & Junior School, Glenfield School
- Catchment Secondary School: Woodlands Community College, Oasis Academy Sholing
- Windows: Double glazed
- Heating: Gas central heating
- Parking: Driveway at Rear
- Viewing: By appointment only

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	100	100
(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		



### DISCLAIMER

All dimensions and measurements provided are approximate and intended solely as a general guide. VC Estates has not tested any fixtures, fittings, or appliances mentioned within these particulars, and therefore cannot confirm their functionality or condition. Prospective purchasers are encouraged to liaise with the relevant local authority to verify council tax bands and associated charges.

Images included in these particulars are for illustrative purposes only and should not be assumed to reflect items included in the sale. While every effort has been made to ensure accuracy, the information provided does not form part of any offer or contractual agreement. VC Estates strongly advises that solicitors thoroughly review all details—particularly property boundaries, and the results of local authority searches—during pre-contract enquiries as part of the due diligence process.

AGENT ID: 9295



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