



HAMWIC
Independent Estate Agents



Kelston Close, Southampton, SO15
Southampton

£250,000

Property Type: Terraced House

Bedrooms: | Bathrooms: | Receptions:
2 | 1 | 1

Hamwic Independent Estate Agents are delighted to present for sale this well-presented 2 bedroom terraced house, situated in the popular and convenient residential area of Regents Park, Southampton. Offering comfortable accommodation throughout, a south-facing rear garden, and allocated off-road parking with additional visitor spaces, this property represents an ideal purchase for first-time buyers, downsizers, or investors alike.

- Popular Regents Park Location
- Two Double Bedrooms
- Spacious Lounge With Access To South-Facing Garden
- Allocated Off Road Parking + Visitor Spaces
- Double Glazed Windows
- Gas Central Heating (Combi Boiler)
- Low Maintenance Rear Garden
- Ideal First-Time Or Investment Purchase

Location - Regents Park is a well-established residential area of Southampton, ideally located close to local shops, schools, and amenities. The property offers easy access to the City Centre, Shirley High Street, and the M27 motorway network, making it perfect for commuters. Southampton Central Train Station is within approximately 2 miles, providing direct links to Winchester, Bournemouth, and London Waterloo. Local parks, bus routes, and leisure facilities are also within easy reach, adding to the area's family-friendly appeal.





Property Overview; The property is approached via a paved pathway leading to the front door, bordered by neat sections of artificial turf and open boundaries.

Entrance Hall – Welcoming hallway featuring a textured ceiling, fitted carpet, radiator, stairs to the first floor with storage cupboard beneath, and access to the kitchen and lounge.

Kitchen – Positioned at the front of the property, this functional kitchen is fitted with a matching range of base and eye-level units with work surfaces over, an integrated gas hob with electric oven below and extractor hood above, sink unit, and space for both washing machine and upright fridge/freezer. Finished with part-tiled surrounds, vinyl flooring, radiator, and a double-glazed window to the front aspect.

Lounge/Dining Room – A bright and comfortable living space located at the rear of the property, featuring fitted carpet, radiator, textured ceiling, and double-glazed sliding doors opening directly onto the south-facing garden.

First Floor Accommodation; Landing – Carpeted with loft access (pull-down ladder, light, and part boarded). Doors leading to both bedrooms and the bathroom.

Bedroom 1 – A well-proportioned double bedroom overlooking the rear garden, fitted with carpet, radiator, textured ceiling, and a comprehensive range of built-in wardrobes and storage furniture.

Bedroom 2 – Another double bedroom with a double-glazed window to the front aspect, carpeted flooring, radiator, built-in double storage cupboard housing the gas-fired combi boiler.

Bathroom – Comprising an enclosed bath, low-level WC, wash basin, part-tiled walls, radiator, and textured ceiling.

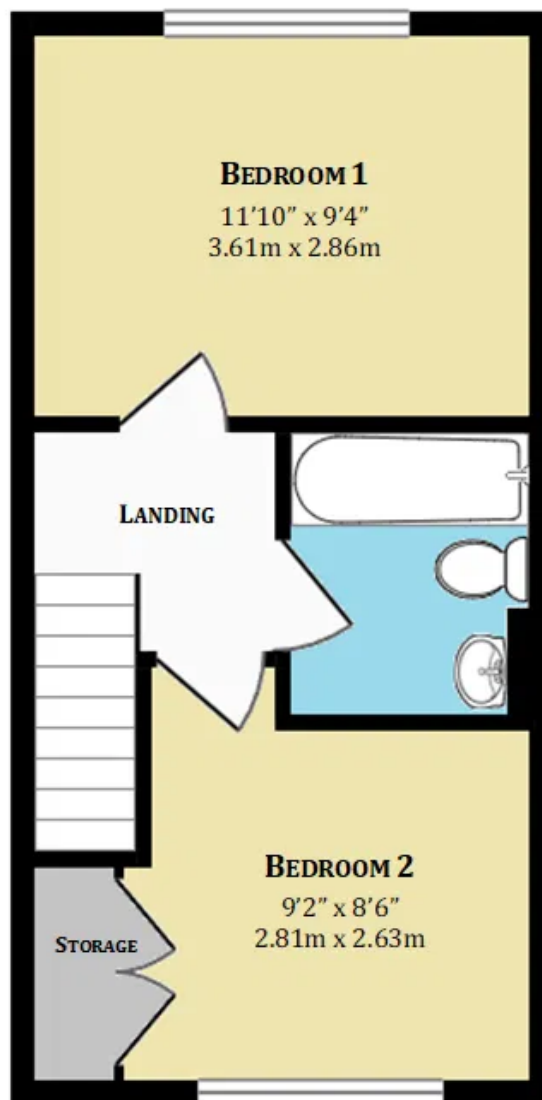
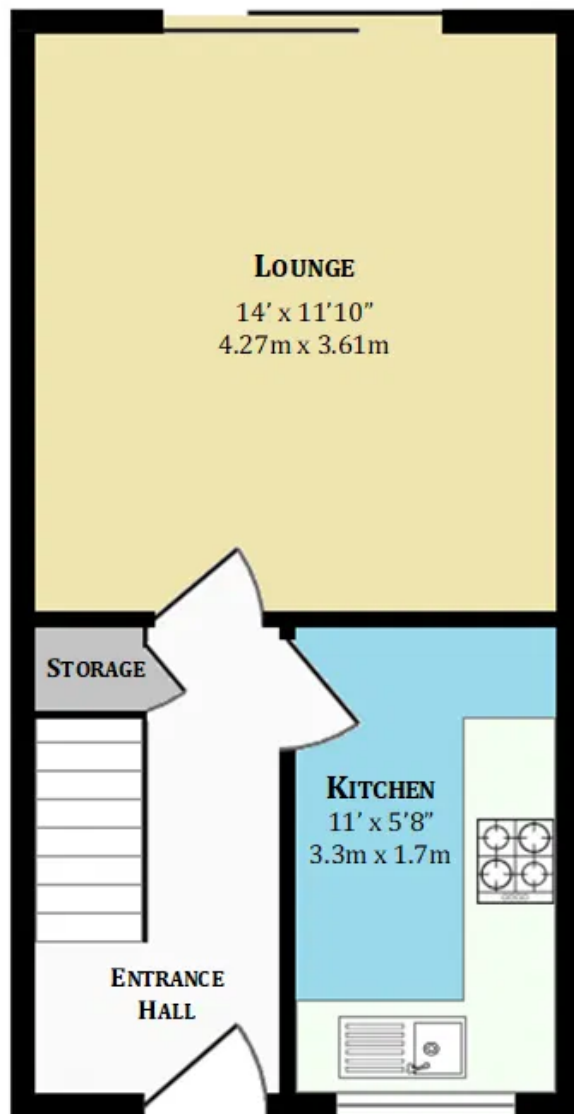
Outside; The rear garden enjoys a south-facing aspect, ideal for those who enjoy sunshine throughout the day. Designed for low maintenance, it features a mainly paved layout with steps leading to a lower section with a timber storage shed and enclosed timber fencing, offering privacy and practicality.

To the front, the home benefits from a neat, low-maintenance layout with an open approach, while allocated off-road parking is conveniently positioned to the left-hand side of the property within the residents' car park, also offering visitor spaces.

Tenure: Freehold / **Council Tax Band:** B

Disclaimer - These particulars are issued in good faith and do not constitute or form any part of an offer or contract. The information provided is believed to be accurate at the time of printing; however, purchasers must rely on their own inspections and verification. Measurements are approximate, and fixtures, fittings, and appliances have not been tested by Hamwic.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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