



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

4 3 1 B

# Colby Street, Southampton, SO16

## Guide Price £375,000



\*\*\* NO CHAIN \*\*\*

Situated in a highly desired location off Maybush, this delightful townhouse presents an excellent opportunity for families and professionals alike. With four spacious bedrooms, this property offers ample room for comfortable living, entertainment and personalisation.

The townhouse is well-designed, providing a perfect blend of modern convenience and traditional charm. Each bedroom is generously sized, allowing for a variety of uses, whether for family members, guests, or even a home office. The layout of the house promotes a sense of openness, making it an inviting space for both relaxation and entertaining.

One of the standout features of this property is the absence of a chain, which means a smoother and quicker transition for potential buyers. This is particularly advantageous for those eager to settle into their new home without unnecessary delays.

Externally, this property offers a landscaped garden and driveway parking.

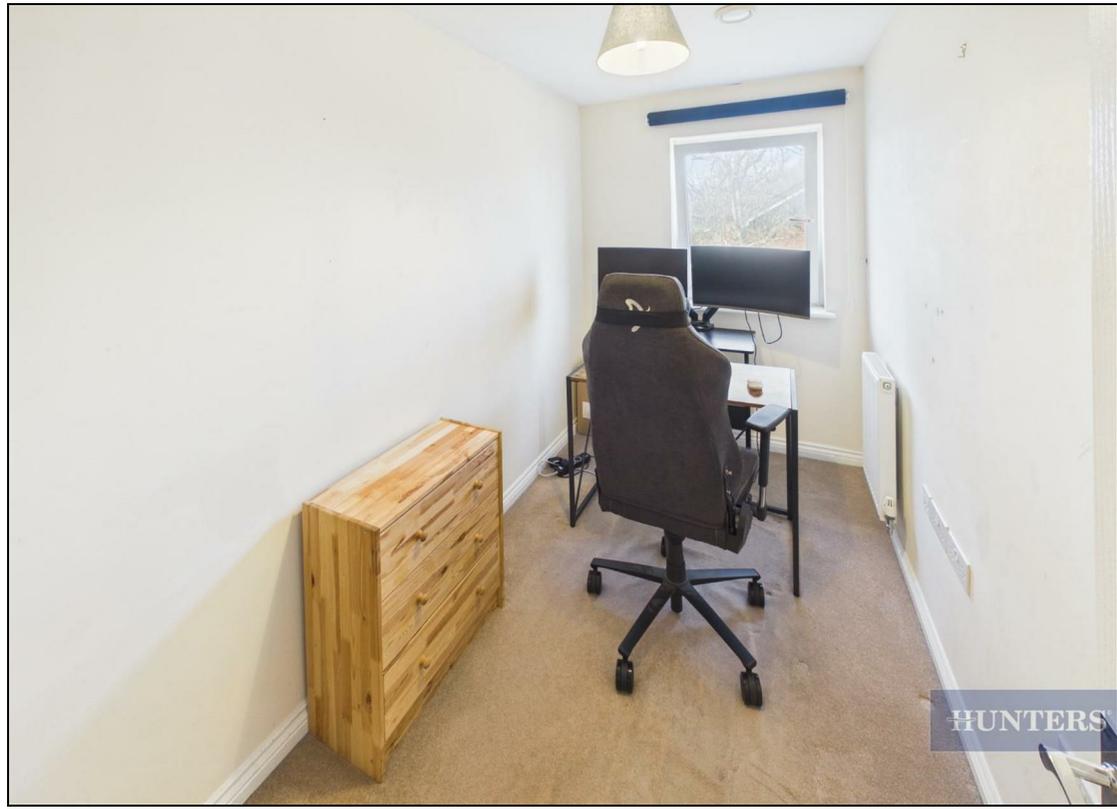
Easy access to local amenities, schools, and transport links, makes this a prime location for those who appreciate the vibrancy of city life while still enjoying the comforts of a residential neighbourhood.

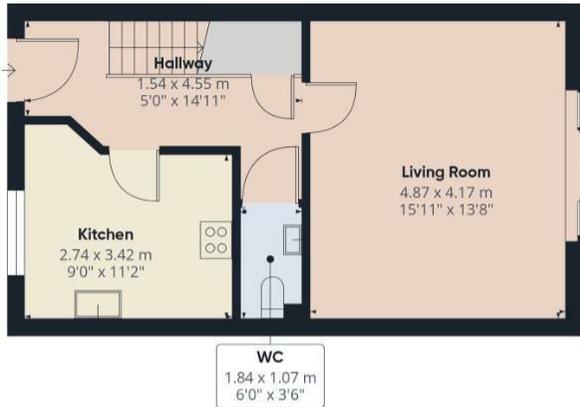
With interest expected to be high, we highly recommend an internal viewing to fully appreciate this beautiful home.

## KEY FEATURES

- Superb four bedroom town house
- Lounge/diner with French doors to the rear garden
  - Fitted kitchen
- Large (12'6" x 19'4") Principle bedroom with En suite
  - Two bathrooms and cloakroom
  - Driveway parking
  - Sunny enclosed rear garden
  - Electric car charger
- Easy access to the general hospital, city centre and various transport links
  - Ample storage space







Ground Floor



Floor 1

HUNTERS

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

106.2 m<sup>2</sup>  
1145 ft<sup>2</sup>

Reduced headroom

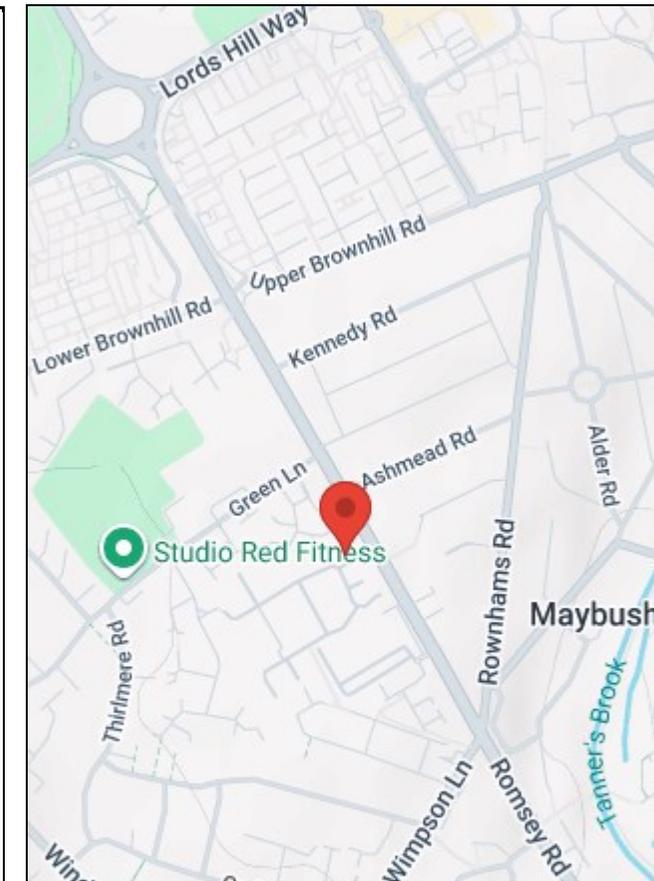
2 m<sup>2</sup>  
22 ft<sup>2</sup>

(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.

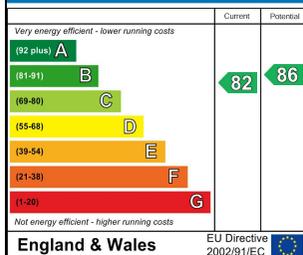
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Floor 2

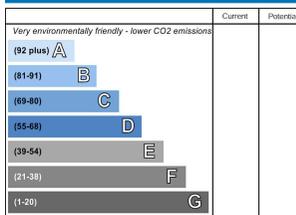


Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating



England & Wales EU Directive 2002/91/EC

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