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HERE TO GET *you* THERE



3



HUNTERS[®]

Milton Road, Southampton

Offers In Excess Of £270,000



*****3 BEDROOM FAMILY HOUSE or 4 BED HMO*****

Situated on Milton Road, this property offers three double bedrooms, providing ample space for comfortable family living.

Upon entering, you are welcomed by an inviting reception room that is currently being used as a bedroom, but will be ideal for both relaxing and entertaining guests.

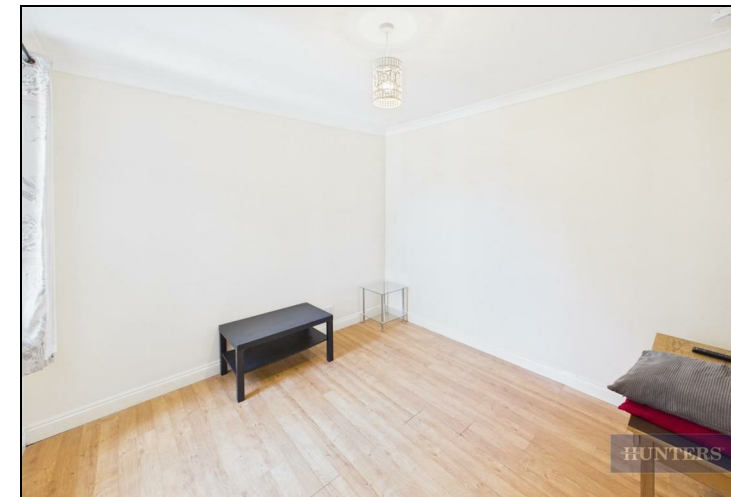
The layout is practical and well-balanced, making excellent use of the available space throughout. The property requires minimal work just changing the two rooms downstairs, offering a fantastic opportunity for buyers to put their own stamp on it without the need for extensive renovation.

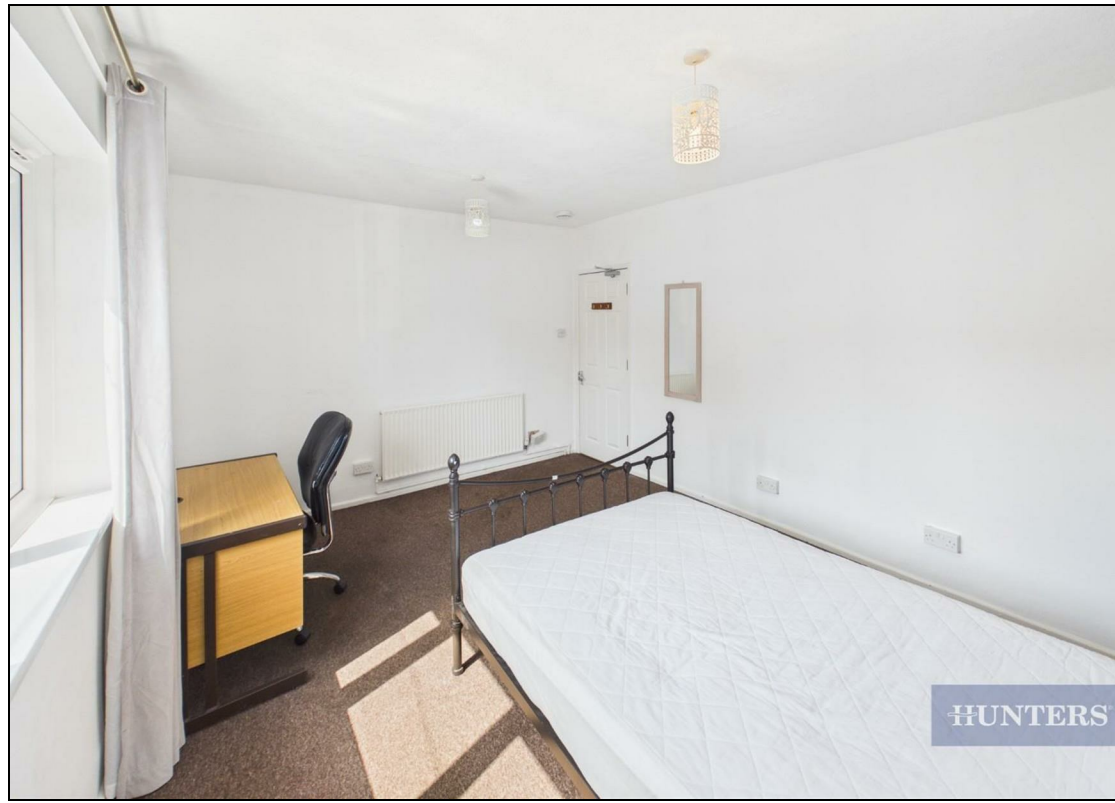
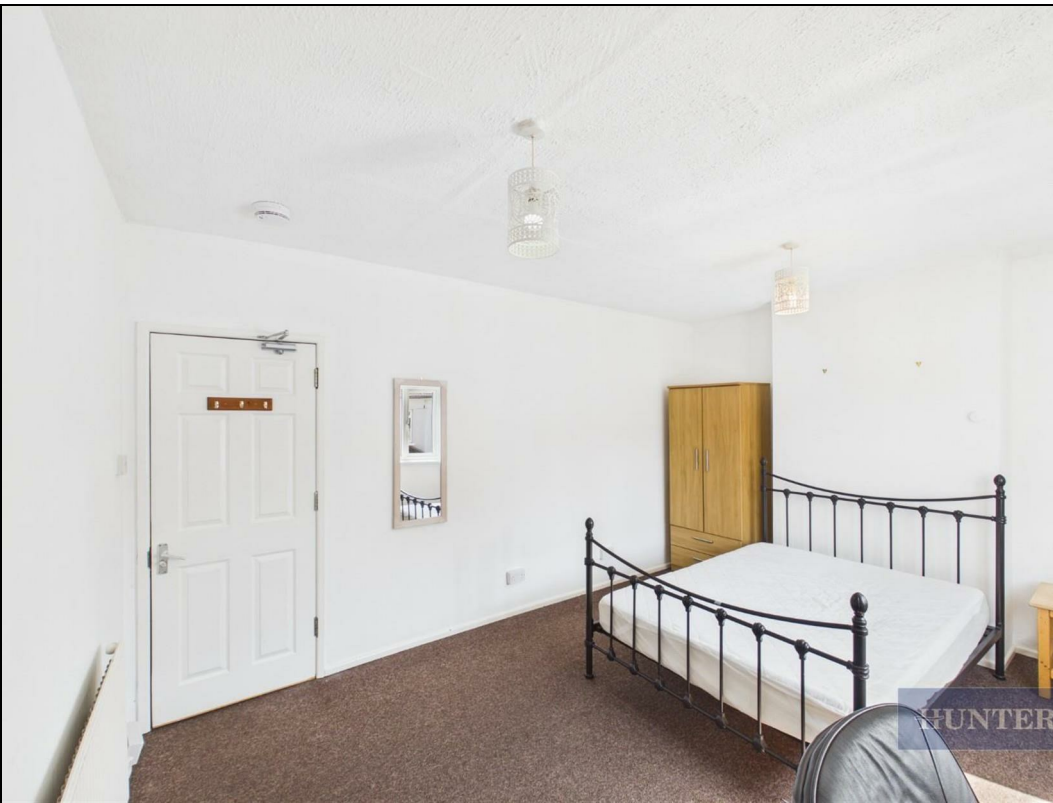
A standout feature of this home is the generous rear garden, perfect for outdoor dining or family activities.

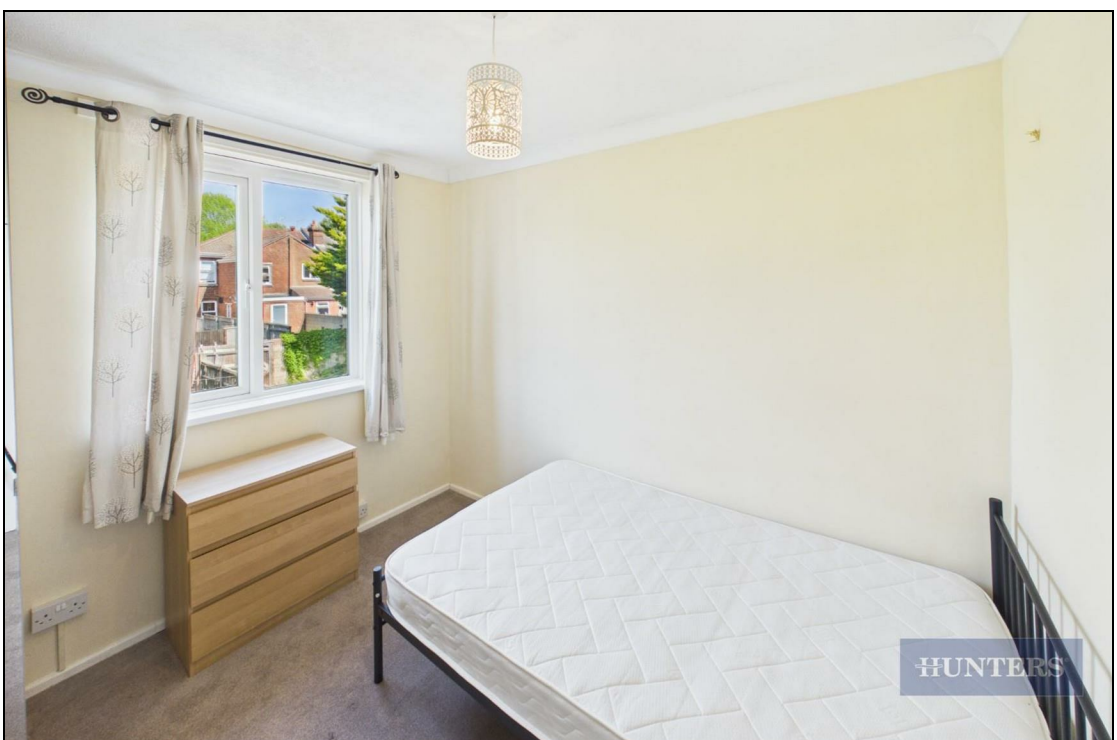
The location is particularly appealing for families, being conveniently positioned close to St Anne's School, making the morning school run straightforward. The surrounding area benefits from a range of local amenities, green spaces, and excellent transport links, ensuring easy access to the wider Southampton area.

KEY FEATURES

- SUITED FOR A FAMILY
- SUITED FOR BY TO LET INVESTORS
 - CAN BE USED AS A 3 BED
 - CAN BE USED AS A 5 BED HMO
- POLYGON LOCATION
 - LOCAL SCHOOLS
 - TRANSPORT LINKS
 - LARGE GARDEN
- CLOSE TO TOWN CENTER
 - LOCAL UNIVERSISTIES









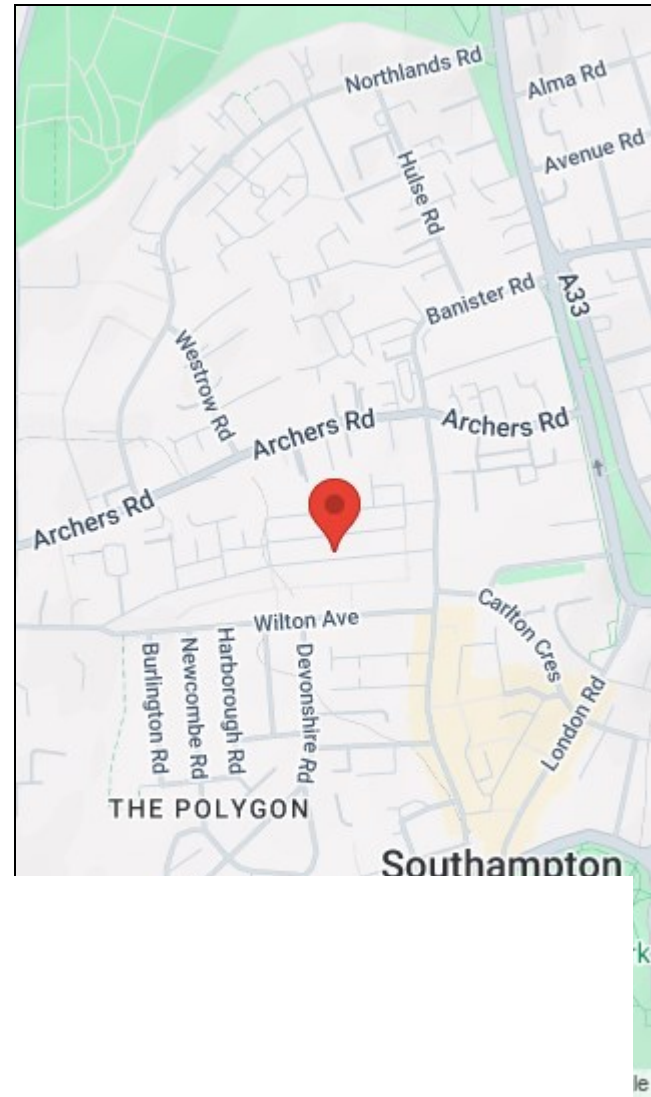
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Approximate total area⁽¹⁾
 97.9 m²
 1053 ft²

(1) Excluding balconies and terraces

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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(11-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	83		
	63		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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