



Lackford Avenue, Rushington, SO40  
Southampton

£365,000

Property Type: Detached Bungalow

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

*Hamwic Independent Estate Agents are delighted to offer for sale this two double bedroom detached bungalow located within the highly sought-after Rushington Manor estate. The property is offered with no forward chain and presents an excellent opportunity for modernisation, whilst remaining perfectly liveable in its current condition. Benefits include a generous kitchen to the rear, a detached garage, ample off-road parking, a conservatory and a private rear garden.*



- Detached 2 Double Bedroom Bungalow
- Highly Sought-After Rushington Manor Estate
- Offered With No Forward Chain
- Spacious Lounge/Dining Room & Conservatory
- Generous Kitchen With Garden Access
- Shower Room & Separate WC
- Double Glazed Windows Throughout
- Driveway Providing Ample Off-Road Parking
- Detached Brick-Built Garage
- Excellent Potential To Modernise



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The property is approached via a driveway to the side which provides off-road parking for several vehicles and leads to a detached brick-built garage. The front garden is mainly laid to lawn with a low-level brick boundary wall.

Entry is set to the side of the property, opening into a good size hallway where there is a useful storage cupboard housing the hot water tank. The electric fuse board and meter is also located in the hallway. From here, doors lead to the main accommodation.

At the rear of the property sits a spacious kitchen, fitted with refitted work surfaces and replacement cabinet doors, with space and plumbing for a cooker, washing machine and fridge/freezer. A double glazed window overlooks the rear garden and a side door provides further access outside.

The lounge / dining room is a generous reception space with a feature chimney breast and fireplace surround, picture rail, and two ornamental stained-glass side windows. Double doors open into the conservatory, which is set on a brick base with full double glazing to the sides and rear, along with a glazed roof and a personal door opening out into the garden.

There are two well-proportioned double bedrooms at the front of the property, both featuring picture rails. The principal bedroom enjoys a bay window to the front aspect, while the second bedroom benefits from a modern double glazed window.

The shower room has been updated with a modern refitted obscure double glazed window, shower cubicle, wash basin and heated towel rail, complemented by tiled walls. A separate WC sits adjacent, also with a refitted window and a low-level WC.

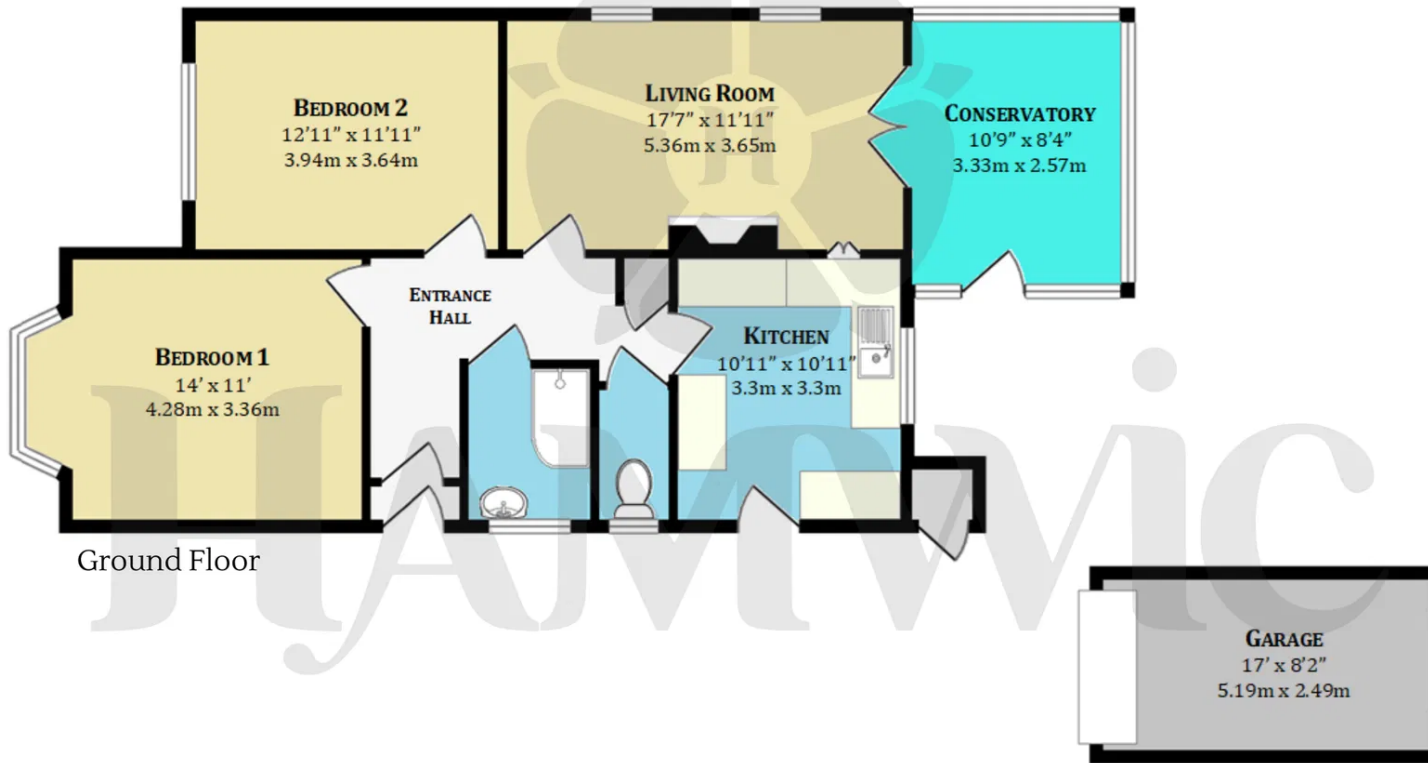


Outside, the rear garden is mainly laid to lawn, enclosed with timber panel fencing and offering a good degree of privacy. Side access leads back to the driveway and the garage, which is brick built with an up-and-over door to the front and a window to the rear aspect.

Overall, this detached bungalow is set within one of the area's most desirable locations and offers fantastic scope for improvement. With its generous plot, off-road parking, garage and chain free status, early viewing is strongly recommended.

**Tenure:** Freehold

**Council Tax Band:** D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Disclaimer; Whilst believed to be accurate all details are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate.

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