

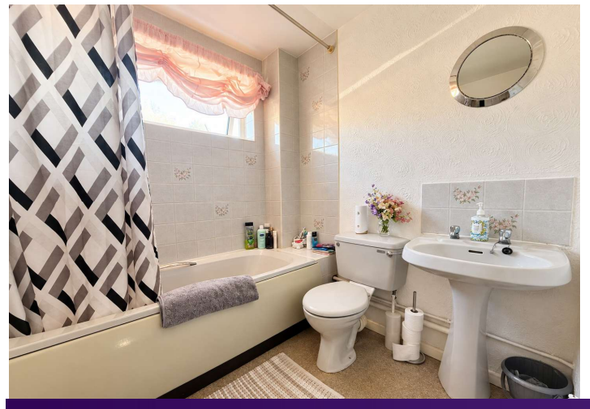


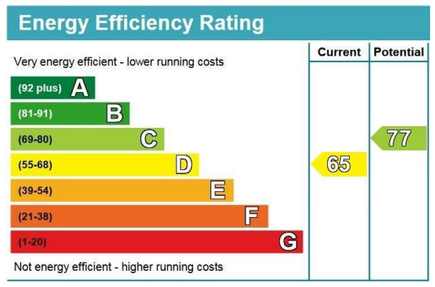












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8 Puffin Close, Lordswood, Southampton, Hampshire, SO16 8HR

3 bedrooms £315,000 Freehold

DESCRIPTION

A well proportioned three bedroom mid-terraced house, conveniently located for local amenities, transport links and a stones throw from Oakwood Primary School. The property offers three good-sized bedrooms, a spacious lounge and a fitted kitchen with ample room for a dining area. The ground floor also benefits from a downstairs WC and good overall living space. Outside, the property provides parking for two vehicles, offering added convenience for families and commuters. Situated in a convenient residential area, this property would make an ideal family home and offers well-balanced accommodation across two floors.

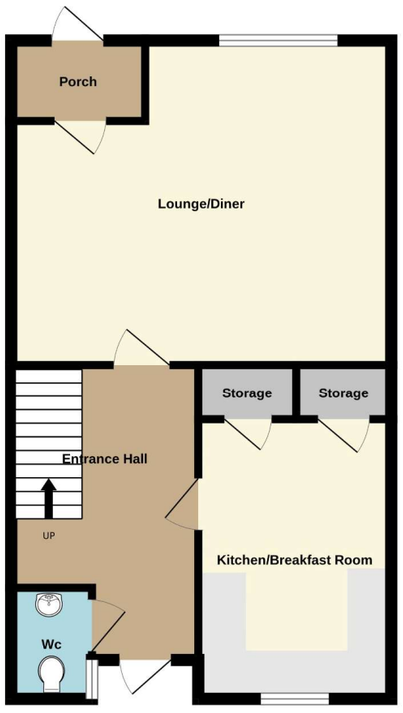
LOCATION

Lordswood is located north west of Southampton and benefits from a peaceful wooded location. The property is convenient for Southampton General Hospital, the Sports Centre and Municipal Golf Course. Pedestrianised walkways provide access to Oakwood primary school and Lordshill district centre with Sainsburys superstore, library etc without the need to cross roads. Acres of recreational woodland are accessible from nearby Coxford Road. Larger shopping facilities in both Shirley and Southampton city centre are also close at hand.

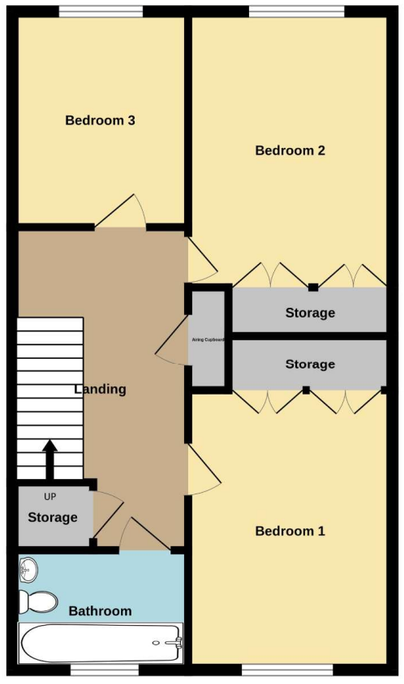
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Ground Floor
577 sq.ft. (53.6 sq.m.) approx.



1st Floor
586 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 1163 sq.ft. (108.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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8 Puffin Close, Lordswood, Southampton, Hampshire, SO16 8HR

Kitchen/Breakfast room 15' 11" (4.85m) x 9' 5" (2.87m):
Range of eye and base level units, sink with drainer, electric oven with extractor above, space for washing machine, wall-mounted boiler, double-glazed window to front aspect, tiled splash back, storage cupboards.

Living Room 18' 5" (5.61m) x 15' 9" (4.80m):
Carpeted flooring, electric fireplace with surround, double-glazed window to rear aspect, door leading to porch.

WC:
Low level WC, ceramic sink, double-glazed frosted window to front aspect.

Bedroom one 12' 3" (3.73m) x 8' 11" (2.72m):
Carpeted flooring, double-glazed window to front aspect, built-in wardrobe space, radiator.

Bedroom two 12' 7" (3.84m) x 8' 10" (2.69m):
Carpeted flooring, double-glazed window to rear aspect, built-in wardrobe space, radiator.

Bedroom three 8' 7" (2.62m) x 6' 6" (1.98m):
Carpeted flooring, double-glazed window to rear aspect, radiator.

Bathroom 6' 7" (2.01m) x 6' 6" (1.98m):
Three-piece suite comprising of panelled bath with overhead shower, low-level WC, ceramic sink, partly tiled walls, double-glazed window.

Outside:
Gated driveway with parking for two cars, shed, front is laid to lawn with the potential to fence in.

COUNCIL TAX
Southampton City Council
BAND: B
CHARGE: £1,852.26
YEAR: 2026/2027

REFERENCE
S9011/HS/061026/D1

SERVICES
Mains gas, water, electricity and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Pearsons.

VIEWING
Please telephone Pearsons to arrange a mutually convenient appointment to view this property.

DIRECTIONS
From our Offices on London Road proceed in a northerly direction towards The Avenue, continuing to the crossroads of The Avenue and Burgess Road. Turn left onto Burgess Road and at the roundabout turn right, taking the second exit at the next roundabout onto Hill Lane. At the roundabout take the first exit onto Lordswood Road and continue along Lordswood Road, which in turn becomes Lordshill Way. Turn left onto Woburn Road and continue for a short distance before turning left onto Puffin close.

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