



**HUNTERS**<sup>®</sup>  
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# Roselands Gardens, Southampton SO17

Offers In Excess Of £375,000



Situated in the popular Roselands Gardens area of Southampton, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for families, first-time buyers, or those looking to upsize.

The property features two separate reception rooms, including a bright living room with a bay window and built-in shelving, and a dining room that leads through to the fitted galley kitchen overlooking the rear garden. A convenient ground-floor shower room adds further practicality.

Upstairs, there are three bedrooms, including a generous principal bedroom with a bay window and fitted wardrobes, a second double bedroom, and a third bedroom suitable as a nursery, single bedroom, or home office. A modern family bathroom completes the first floor.

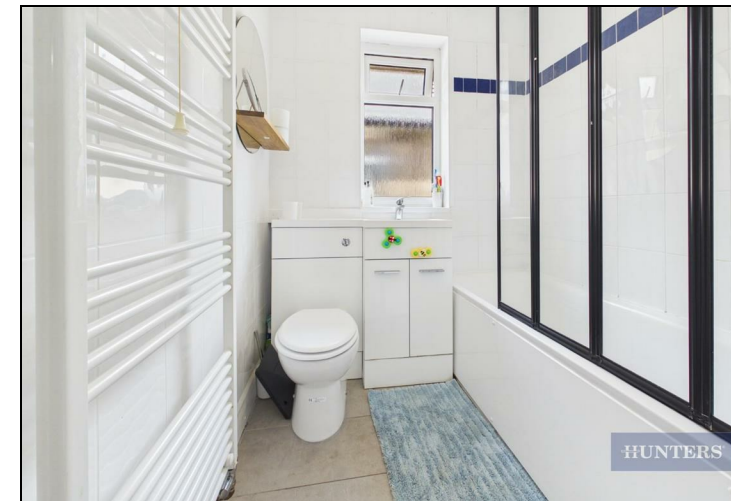
Outside, the enclosed rear garden features a lawn, planted borders, and a timber outbuilding/workshop, providing useful additional space.

Conveniently located close to local schools, shops, parks, and transport links, this is a fantastic opportunity to purchase a charming home in a sought-after Southampton Central location.

Tenure: Freehold

## KEY FEATURES

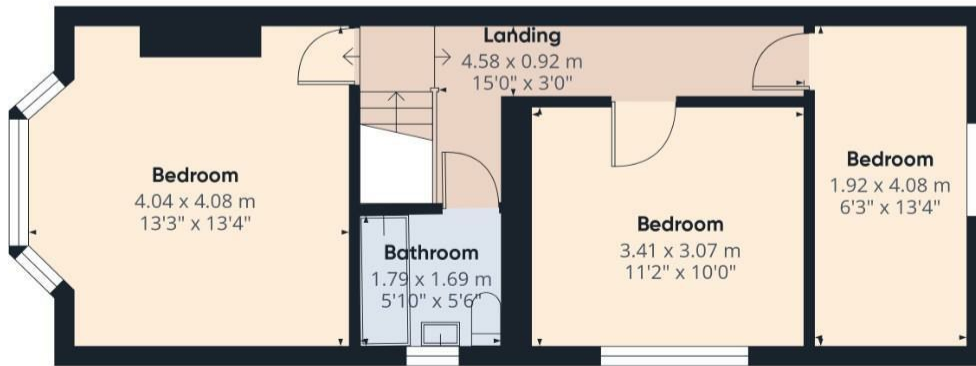
- Three-bedroom semi-detached house
- Spacious principal bedroom with fitted wardrobes
  - Fitted galley kitchen
  - Ground floor shower room
- Enclosed rear garden with lawn and planted borders
  - Timber outbuilding/workshop
- Ideal for families, first-time buyers, or investors
  - Popular residential location







Ground Floor



Floor 1



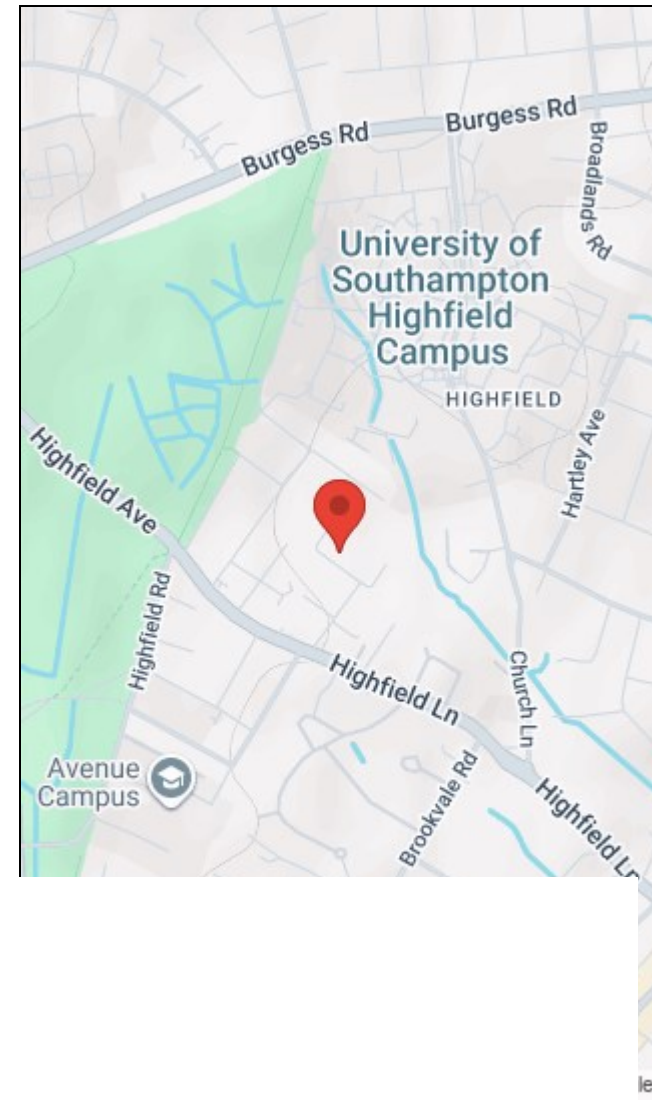
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Approximate total area<sup>(1)</sup>  
87.5 m<sup>2</sup>  
942 ft<sup>2</sup>

(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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	75	81
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

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