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# Cedar Road, Southampton SO14

## Offers In Excess Of £283,000



Located on Cedar Road in Southampton, this detached three-bedroom home offers well-proportioned accommodation throughout and is situated within easy reach of local amenities, schools, parks and transport links.

The accommodation comprises a welcoming entrance hall leading to a spacious reception room, providing ample space for both living and dining arrangements. The layout has been designed to maximise natural light, creating a bright and comfortable environment throughout the property.

The kitchen provides practical workspace and storage, with convenient access to the rest of the home. The accommodation is suitable for a variety of lifestyles and offers flexibility for family living, home working or guest accommodation.

To the first floor are three well-proportioned bedrooms, each offering space for a range of furnishings and storage solutions. The property benefits from two bathrooms, providing additional convenience for busy households.

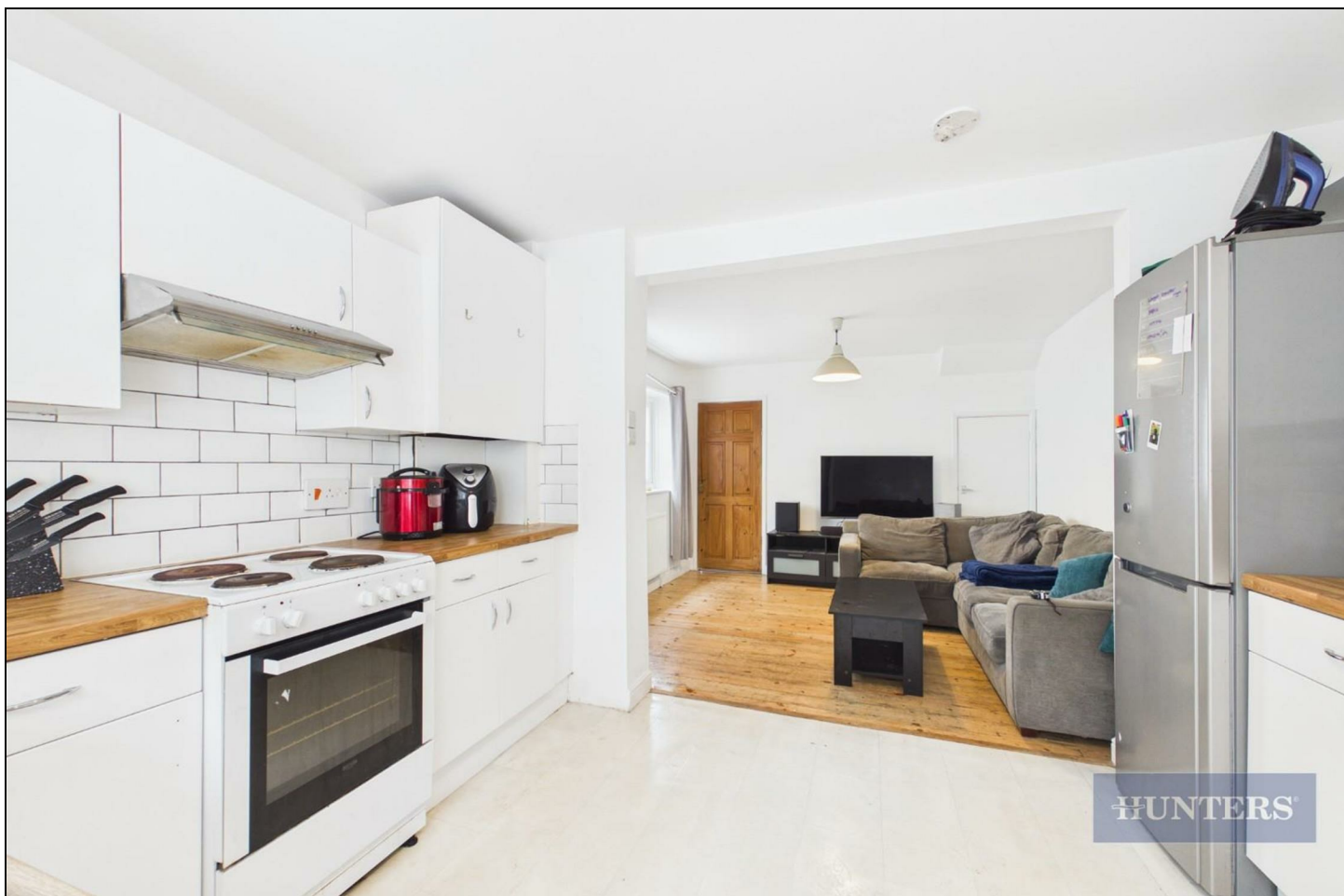
Externally, the property enjoys private outdoor space and the advantages associated with detached living.

The location offers convenient access to local shops, supermarkets, schools, leisure facilities and green spaces, whilst Southampton city centre and major transport routes are within easy reach.

This property presents an excellent opportunity for families, investors, or those seeking a generously sized home with the potential to add further value with light improvements.

## KEY FEATURES

- Detached house
- Three well-proportioned bedrooms
- Spacious reception room
- Two bathrooms
- Bright and airy accommodation throughout
- Fully fitted kitchen
- Private outdoor space
- Close to local schools and parks
- Convenient access to local amenities
- Easy reach of Southampton city centre and transport links



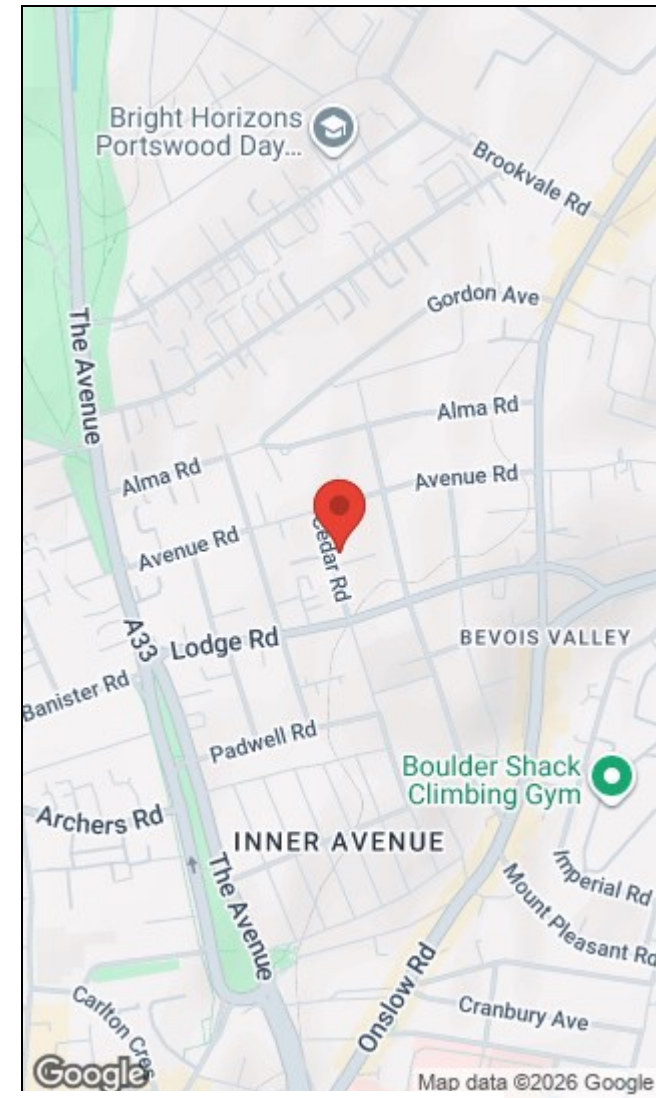




TOTAL : 95.1m = 1,023SQ.FT  
APPROX.

(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.



| Energy Efficiency Rating                    |           |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|-----------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current   | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |           |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                          |           |           | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |           |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |           |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |           |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |           |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |           |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |           |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |           |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                             |           | <b>81</b> |                                                                 |         |           |
|                                             | <b>62</b> |           |                                                                 |         |           |
| England & Wales<br>EU Directive 2002/91/EC  |           |           | England & Wales<br>EU Directive 2002/91/EC                      |         |           |

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