



Waterhouse Way, Regents Park, SO15
Southampton

£310,000

Property Type: Semi Detached House

Bedrooms: 2 | Bathrooms: 1 | Receptions: 2

- Two Double Bedroom Semi-Detached Home
- Two Spacious Reception Rooms
- Ground Floor Cloakroom
- Off-Road Parking And Driveway
- Gas Central Heating And Double Glazing
- Excellent Links To Shops, Transport And Major Roads
- Garage With Power And Lighting
- Enclosed Rear Garden With Patio

We are delighted to offer for sale this well-proportioned two double bedroom semi-detached home set within the popular residential area of Regents Park, Southampton. Offering two reception rooms, a ground floor cloakroom, off-road parking and a garage, this property presents an excellent opportunity for first time buyers, downsizers or investors seeking a home with both comfort and future potential.

Constructed of brick under a tiled roof, the property benefits from mains water, mains electric and gas central heating, providing strong fundamentals in a convenient city location. Council Tax Band C.

Location Information

Regents Park is a highly convenient Southampton location, well placed for commuters with excellent access to major road networks, bus routes and Southampton Central railway station. Local shopping facilities are close by, alongside schools, parks and everyday amenities, making this an ideal spot for those seeking both connectivity and community.

Disclaimer

These particulars are believed to be correct but do not constitute part of any offer or contract. Measurements are approximate and provided for guidance only. Prospective purchasers are advised to verify all information, fixtures and fittings, and services prior to exchange of





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Entrance & Ground Floor

Steps rise to the side entrance, opening into a welcoming entrance hall with LVT flooring, stairs to the first floor, and access to the main living spaces.

The kitchen sits to the front, featuring a range of eye and base level units, work surfaces, tiled surrounds, serving hatch, and space for appliances including a cooker, washing machine and fridge/freezer. A gas combination boiler is neatly positioned at eye level.

To the rear, the lounge enjoys an outlook and direct access to the garden via a personal door, with exposed floorboards adding character and two radiators providing warmth. A connecting door leads through to the second reception room.

The second reception room is a versatile additional living space, ideal as a dining room, home office, playroom or additional bedroom with windows to the side and rear creating a bright and flexible environment.

A convenient ground floor cloakroom completes the downstairs accommodation.

First Floor

Upstairs, the landing provides access to two generous double bedrooms and the bathroom.

Bedroom One overlooks the rear garden and includes laminate flooring and a radiator. Bedroom Two faces the front and features exposed floorboards and excellent natural light.

The bathroom is fitted with a WC, wash basin, and enclosed bath with mixer tap and shower screen, complemented by tiled walls and an obscure double glazed window.

Outside

The rear garden begins with a paved patio area, perfect for outdoor seating, with the remainder laid to lawn and enclosed by timber fencing. A shed provides useful storage, and pedestrian side access leads back to the front.

To the front, the garden is low maintenance and mainly gravelled, bordered by a brick wall. A concrete driveway provides off-road parking and access to the garage.

Garage - The garage offers excellent height (approx. 2.88m / 9'5") and benefits from power and lighting, with the gas and electric meters also located here.

Council Tax Band: C





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Hamwic Estate Agents

3 – 4 South Parade, Salisbury Road, Southampton SO40 3PY

02380 663999

enquiries@hamwicestateagents.co.uk

<https://www.hamwicestateagents.co.uk/>

