



Addison
ESTATE AGENTS

ASKING PRICE

£850,000

Warsash Road

Southampton, SO31 9HW

EPC RATING: COUNCIL TAX BAND: E

PLOT ONE £850,000

PLOT 1 | GROUND FLOOR

Kitchen/Dining	6.9m x 3.8m
Office	2.5m x 2.5m
Living Room	4.6m x 5.3m
Utility	2.8m x 1.3m

Total Floor Area 170m² | 1830ft²

PLOT 1 | FIRST FLOOR

Master Bedroom	4.6m x 5.3m
Bedroom 2	4.8m x 4.0m
Bedroom 3	3.2m x 3.8m
Bedroom 4	4.0m x 2.8m

R/O 31 - 35 WARSASH ROAD
WARSASH
SOUTHAMPTON
SO31 9HW

DRAWING TITLE: PLOT 1 - GROUND FLOOR
SCALE: 1/8"=1'-0"

DATE: MARCH 2025
DRAWING NO: 002
Description: _____ Date: _____

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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