



HUNTERS[®]
HERE TO GET *you* THERE



Creighton Road, Southampton, SO15



Offers In Excess Of £350,000

GUIDE PRICE: £350,000 TO £370,000

Situated in a quiet residential road within the popular Regents Park area, this well presented 1930s semi detached home offers spacious and versatile accommodation, a generous rear garden and off road parking for up to three vehicles.

The ground floor includes a front sitting room, central dining room and reception room to the rear, with doors opening onto the garden.

The full length kitchen provides a good range of cupboards and work surfaces, an 5 ring gas hob with extractor, space for an American style fridge freezer and room for additional appliances. A separate utility room offers fitted shelving and space for a washing machine and tumble dryer, while a modern shower room with WC completes the ground floor.

Upstairs are three bedrooms. The principal bedroom benefits from fitted wardrobes, while the second bedroom includes built in shelving. A contemporary family shower room completes the first floor.

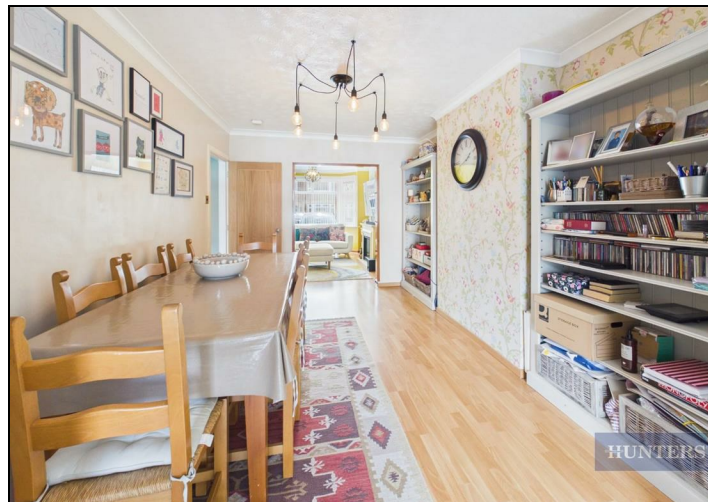
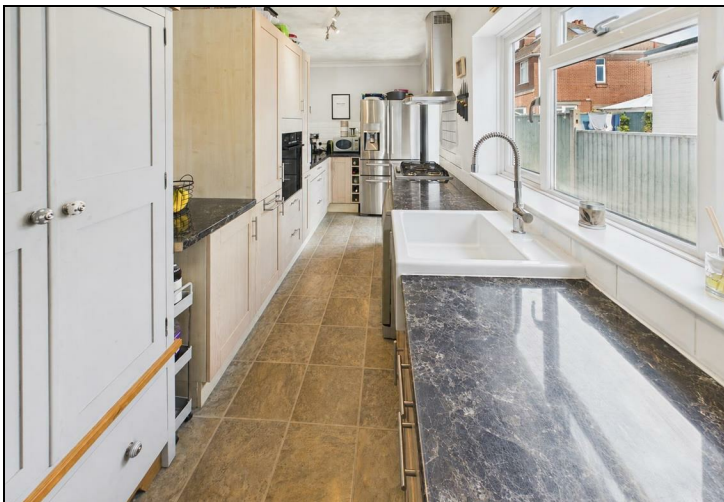
Accessed via a folding ladder, the loft has been improved with plaster boarded and painted walls, carpeting and Velux windows, creating a well presented and practical storage area. The space is not classed as habitable accommodation.

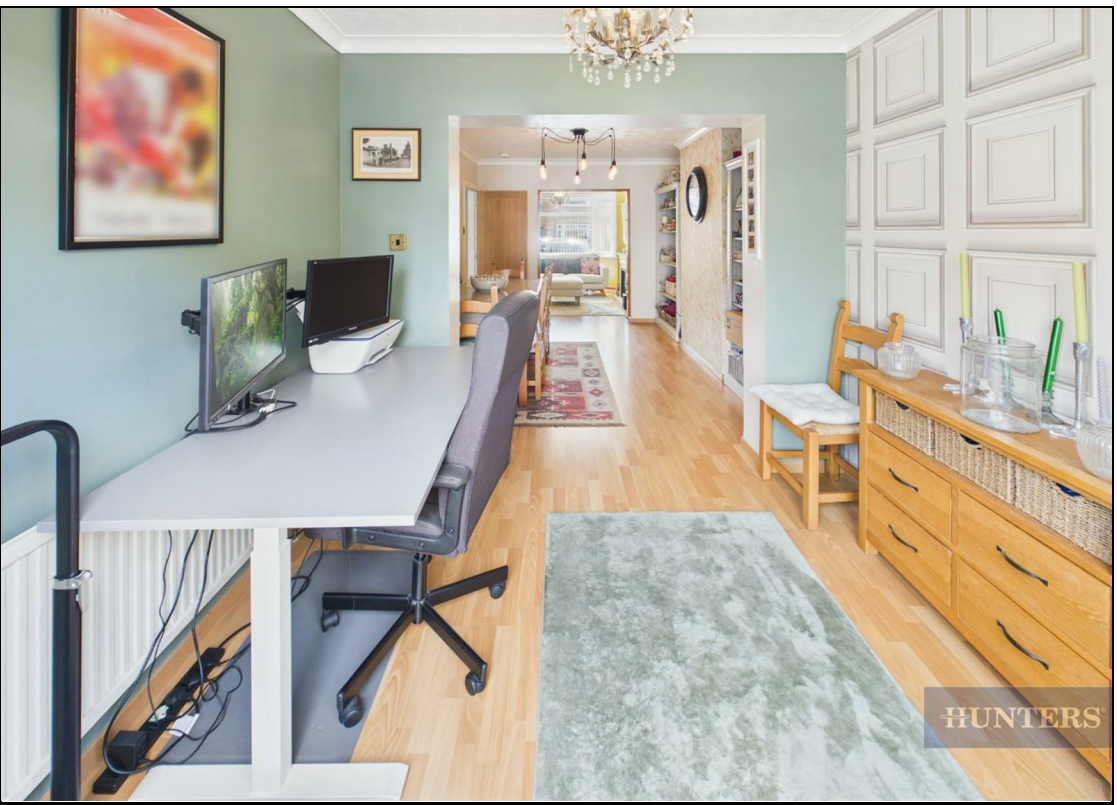
Outside, the rear garden features a covered gazebo, timber decking and a substantial storage shed. To the front, the driveway provides off road parking for up to three vehicles.

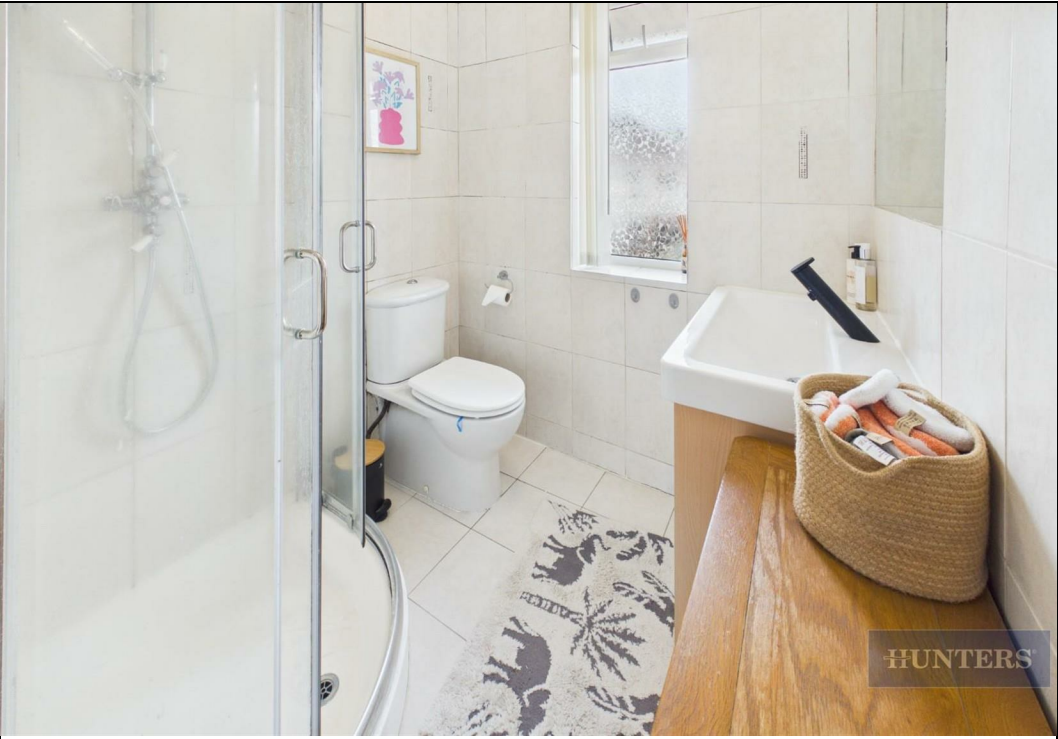
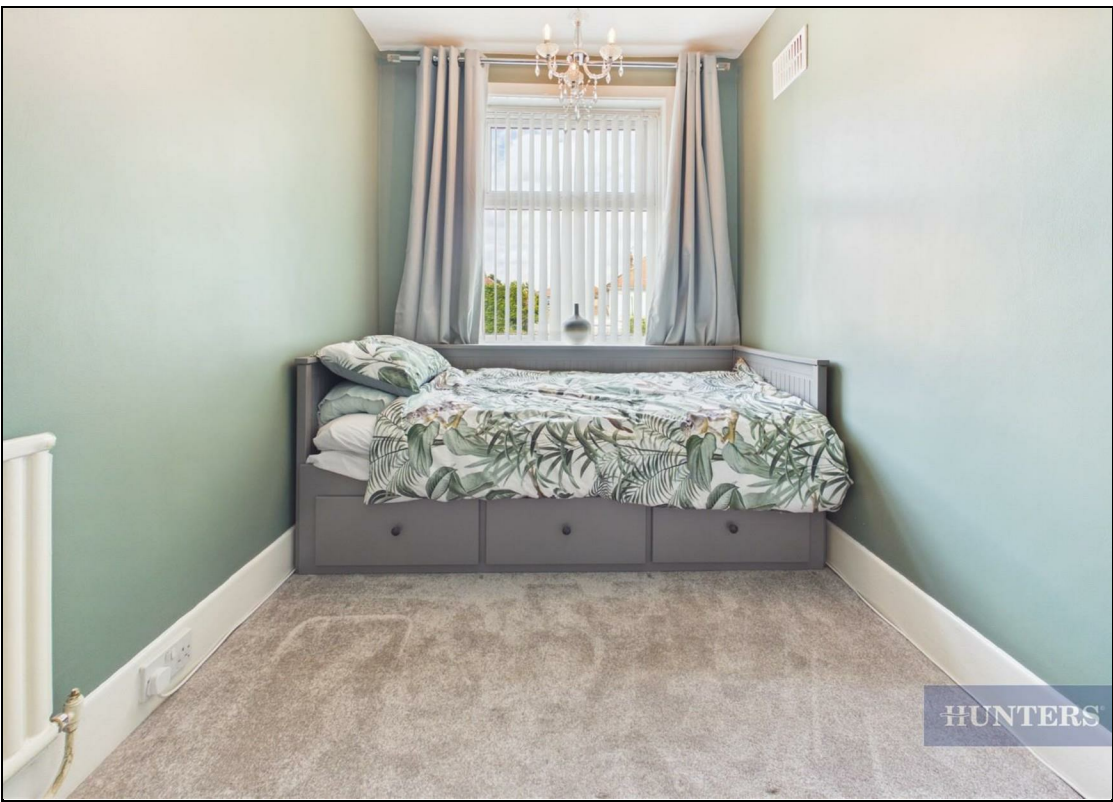
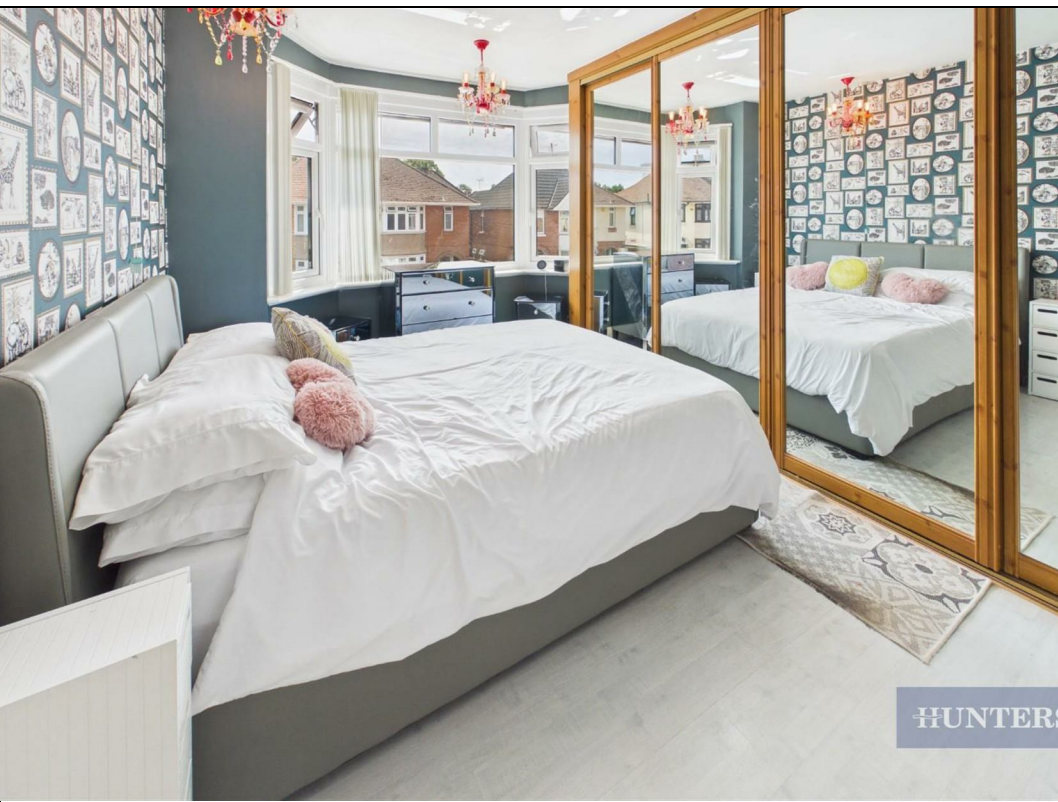
The property is conveniently positioned for Southampton city centre, Southampton Central railway station and the M27 and M3. Nearby schools include Regents Park Community College, St Mark's Church of England School and Foundry Lane Primary School, while Ofsted Outstanding rated Springhill Catholic Primary School is approximately 1.3 miles away. Buyers should confirm current admissions and catchment arrangements directly.

KEY FEATURES

- A Superb Three-bedroom semi-detached home
- Converted loft room providing additional versatile space
 - Two reception rooms plus separate dining area
- Modern galley kitchen with ample storage and worktop space
- Ground floor shower room and first floor family shower room
 - Utility room with bespoke fitted shelving
- Rear reception room opening onto the garden
- Landscaped rear garden with decking and covered gazebo
 - Well placed for local schools, shops and everyday amenities
- GUIDE PRICE: £350,000 TO £370,000







**HUNTERS**Approximate total area⁽¹⁾108.9 m²1171 ft²

Reduced headroom

3.7 m²39 ft²

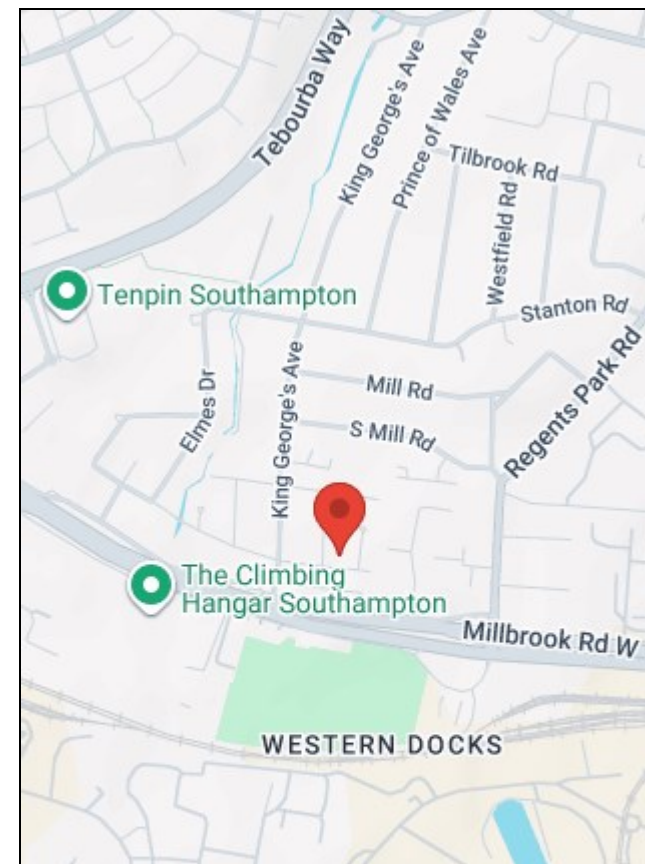
(1) Excluding balconies and terraces.

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
72 77			
England & Wales EU Directive 2002/91/EC 			England & Wales EU Directive 2002/91/EC 

38 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987 720

southampton@hunters.com | www.hunters.com



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