

KINGS
ESTATES

GUIDE PRICE
£235,000

Bluebell Road, Southampton, SO16 3LQ **Freehold**



Welcome to Bluebell Road

Kings Estates are pleased to present this three bedroom semi detached house located on Bluebell Road in the sought after Inner Avenue area of Southampton. The property is arranged over two floors and offers well balanced accommodation comprising a generous reception room, fitted kitchen, three bedrooms, and family bathroom. The property further benefits from gas central heating, mains utilities, fibre to the premises broadband, off road parking, and a private rear garden. Upon entering, you are welcomed into a central entrance hall providing access to the principal ground floor rooms and staircase to the first floor. The reception room offers excellent natural light and flexible living space suitable for both lounge and dining arrangements. The fitted kitchen provides a range of wall and base units with work surfaces over, space and plumbing for appliances, and access to the rear garden. To the first floor, the landing leads to three well proportioned bedrooms and a family bathroom. Externally, the property benefits from off road parking in addition to unrestricted on road parking. The rear garden is enclosed and provides a combination of lawn and patio areas, ideal for outdoor entertaining and family use. The property is situated within a consistently strong rental and owner occupier market, making it suitable for both residential and investment purchasers.

ACCOMMODATION

all measurements are available on the floor plan.

Entrance Hall

Door to front elevation, staircase to first floor, access to reception room and kitchen.

Reception Room

Well proportioned living space with window to front elevation, radiator, and space for lounge and dining furniture.

Kitchen

Fitted kitchen comprising wall and base units with work surfaces over, inset sink and drainer, space for cooker, space and plumbing for washing machine, space for fridge freezer, window and access to rear garden.

First Floor Landing

Access to all bedrooms and bathroom.

Bedroom One

Double bedroom with window to front elevation and radiator.

Bedroom Two

Double bedroom with window to rear elevation and radiator.

Bedroom Three

Single bedroom or study with window and radiator.

Family Bathroom

Bath with shower over, low level WC, wash hand basin, window for ventilation.

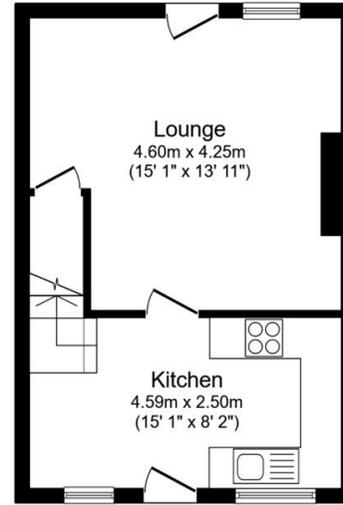
OUTSIDE

EPC Rating: **68D**
Council Tax Band: **B**



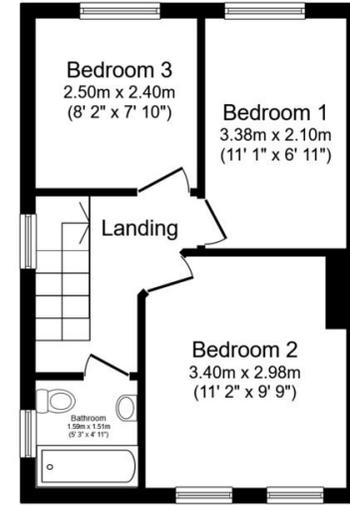


Floorplan



Ground Floor

Floor area 31.6 sq.m. (341 sq.ft.)



First Floor

Floor area 31.6 sq.m. (341 sq.ft.)

Total floor area: 63.3 sq.m. (681 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Property Features

- THREE BEDROOM SEMI DETACHED HOUSE
- FREEHOLD TENURE
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING
- FIBRE BROADBAND AVAILABLE
- POPULAR INNER AVENUE LOCATION
- STRONG RENTAL POTENTIAL
- GOOD CONDITION THROUGHOUT
- CONVENIENT ACCESS TO CITY CENTRE AND MOTORWAY LINKS

Kings Estates

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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