



HUNTERS[®]

HERE TO GET *you* THERE

 3  1  2  C

Hill Lane, Southampton

Guide Price £375,000



Located in the highly desirable Hill Lane area of Southampton, this charming three-bedroom semi-detached home offers an excellent opportunity for families, professionals, and investors alike.

The property features three well-proportioned bedrooms, providing comfortable accommodation and versatile living space. The house has a very welcoming entrance hall with stairs ascending to the first floor, and to the left side through the door into the reception room and an archway into the dining area, this dual purpose living area caters perfectly for lounge and dining furniture. This bright and airy space features a front bay window and a door that opens to the rear large garden. The kitchen has an array of base and wall cabinetry.

The first floor is configured with three good size bedrooms and a family bathroom.

Externally, the property benefits from front and rear garden, a garage and off-road parking, adding further convenience for modern living.

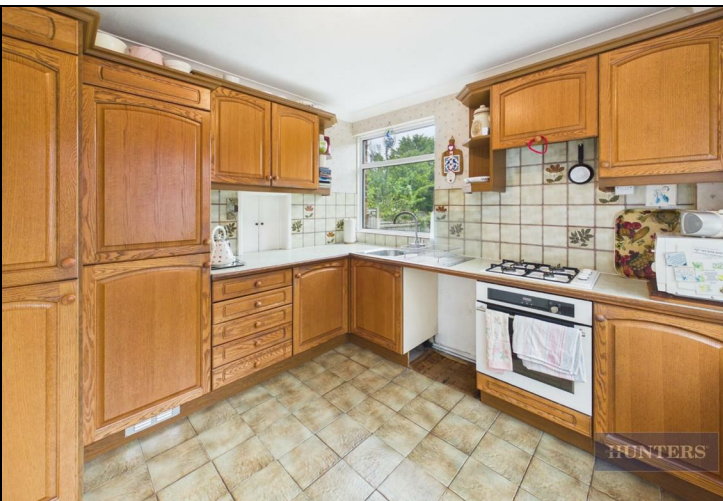
Situated within a popular residential location, the home enjoys close proximity to a range of local amenities, well-regarded schools, and nearby parks, making it ideal for those seeking a balanced lifestyle. The property offers a warm and inviting atmosphere throughout and presents a wonderful opportunity for buyers looking to add their own personal touch.

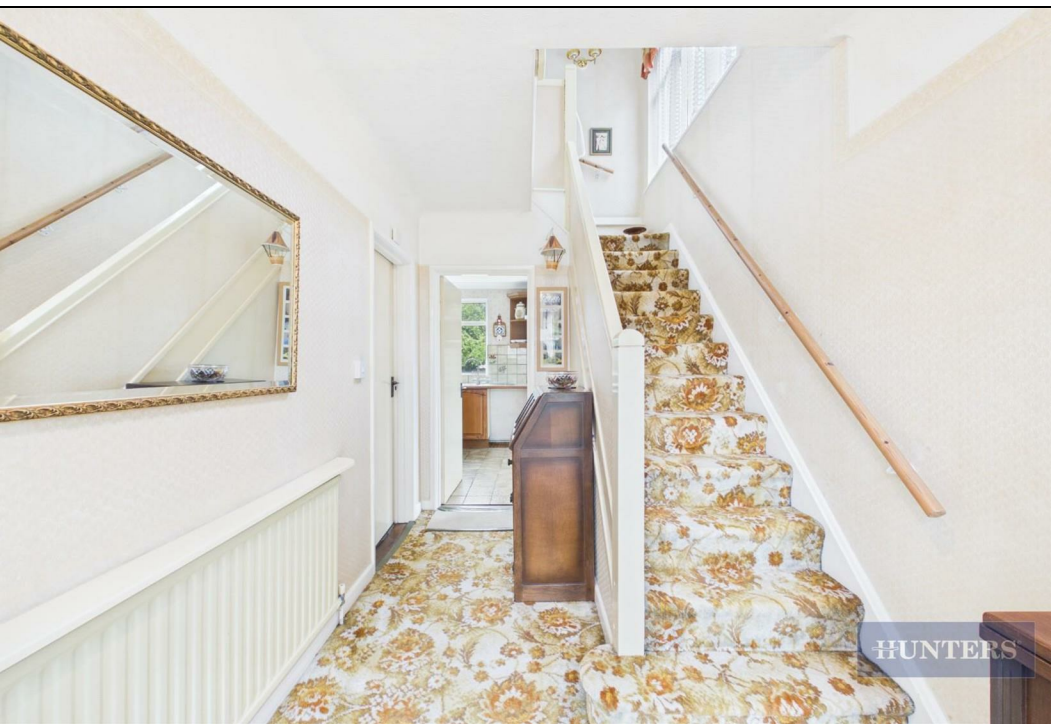
Whether you are looking for your next family home or a promising investment opportunity, this delightful semi-detached property is well worth viewing.

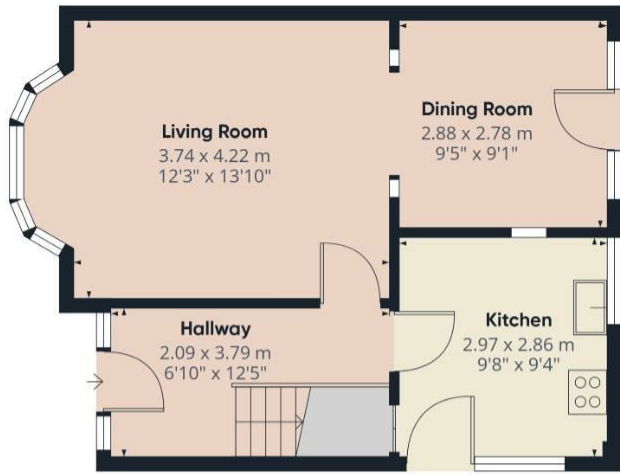
Tenure : Freehold

KEY FEATURES

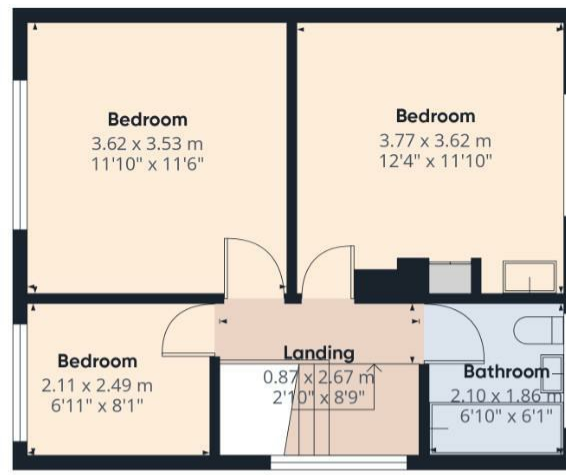
- Three-bedroom semi-detached home
 - Sought-after Hill Lane location
 - Spacious reception room
 - Dining Room
 - Fully fitted 9'8 x 9'4 kitchen
 - Family bathroom
 - Front & rear garden
 - Garage
 - Close to local amenities
- Convenient access to schools and parks







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

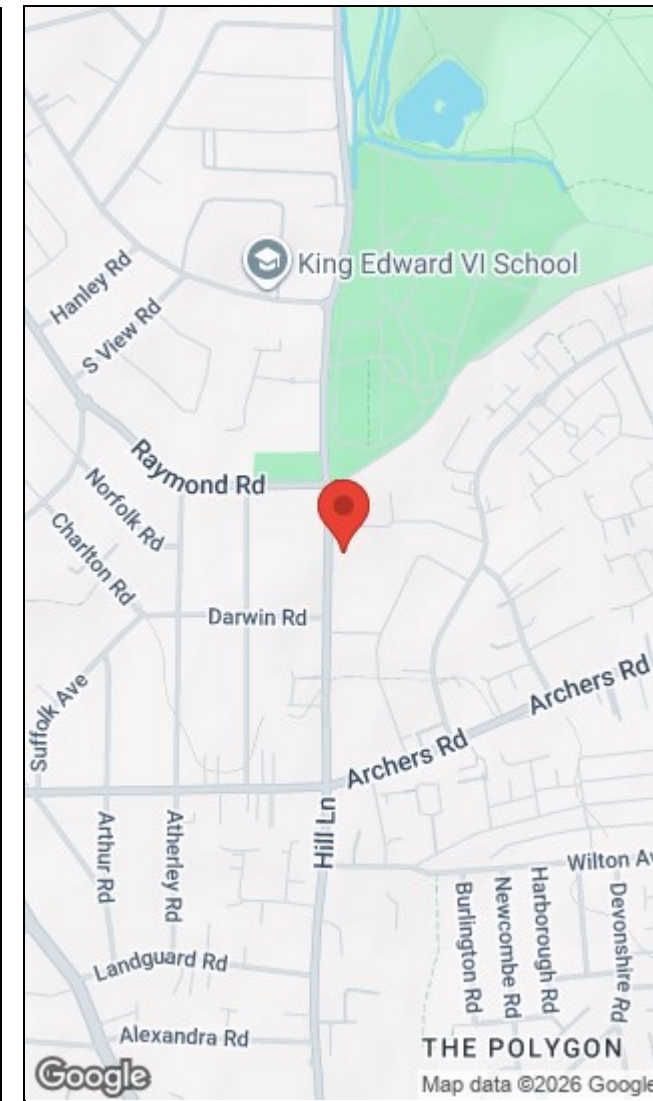
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Approximate total area¹⁾
91.7 m²
986 ft²

(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.

GIRAFFE360



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	
	71
	78
EU Directive 2002/91/EC	
England & Wales	

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

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