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# Burlington Road, Southampton, SO15



## Offers In Excess Of £290,000

Recently refurbished throughout, this modern three/four-bedroom semi-detached home offers stylish and versatile accommodation. A welcoming entrance hall leads into the spacious reception room, providing flexible living and dining space. The bright and airy sitting room benefits from newly installed windows, flooding the room with natural light and creating a warm and inviting atmosphere.

The first floor has three well-proportioned bedrooms, each offering comfortable accommodation and space for a range of furnishings. New carpets have been fitted throughout, complementing the property's recently redecorated interior, and the family bathroom serves the first-floor.

Externally, the property benefits from a private rear garden, providing an area suitable for seating, entertaining or general family use.

Overall, the property has been redecorated throughout to provide a fresh and modern finish, improvement include a newly fitted kitchen, a new boiler, updated electrics and a complete damp-proof course providing peace of mind for prospective purchasers.

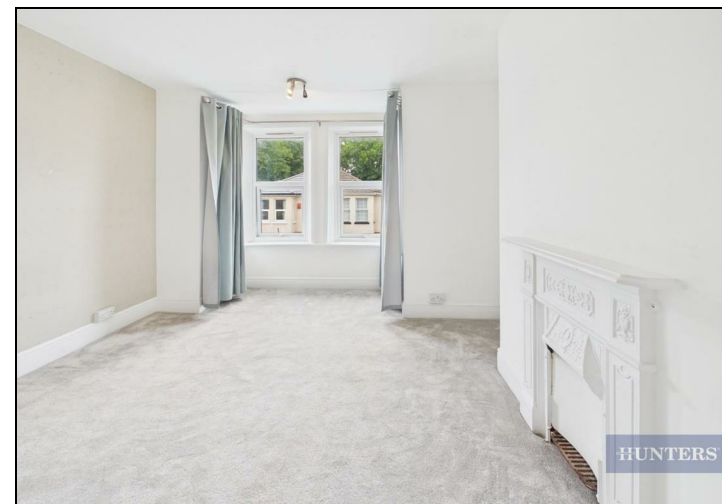
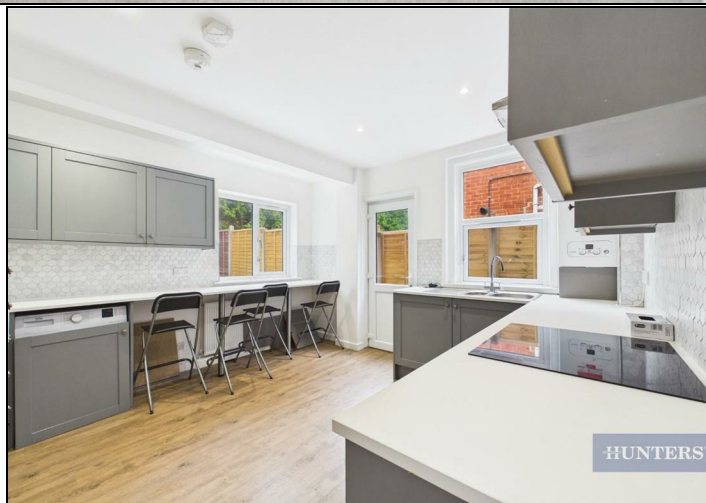
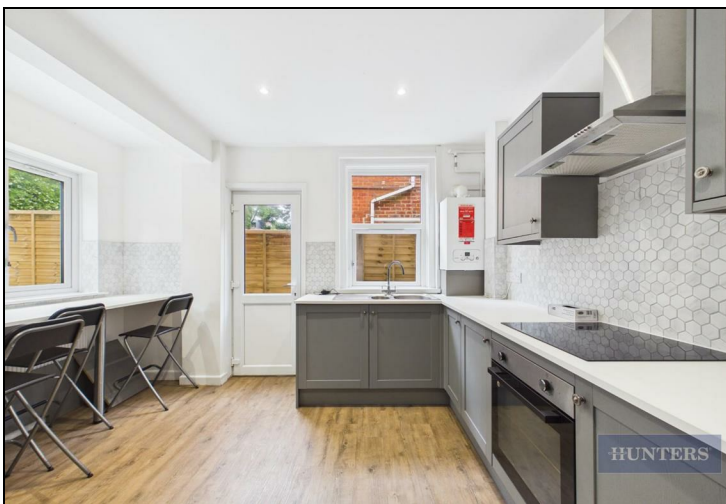
Burlington Road is a popular residential location within Southampton, offering convenient access to a range of local amenities, well-regarded schools, transport links and Southampton City Centre, Southampton Central Railway Station and the M27 motorway.

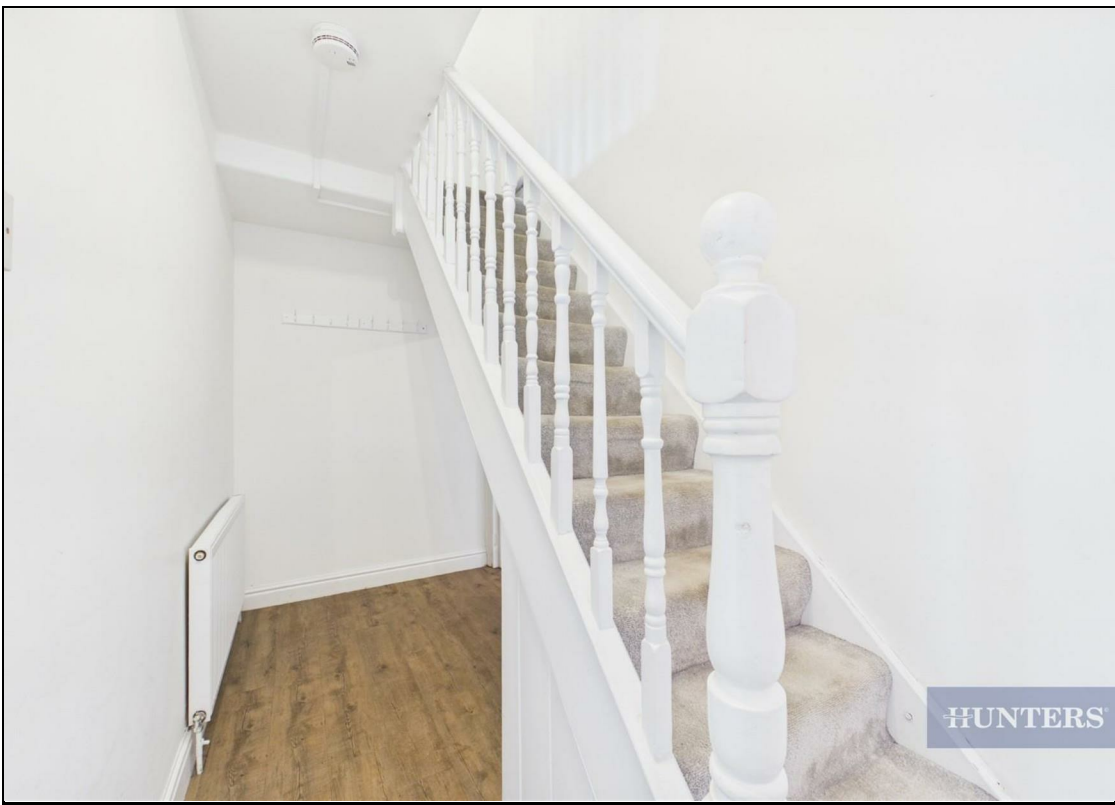
Freehold

Chain Free- Available now

## KEY FEATURES

- Three-bedroom semi detached house
  - 2 Spacious reception room
  - Well-appointed kitchen
    - Family bathroom
    - Newly fitted kitchen
    - New boiler installed
- Updated electrics with new consumer unit
- Complete damp-proof course throughout
- New windows fitted in the sitting room
  - Chain Free- Available now







### Ground Floor



### Floor 1

Approximate total area<sup>(1)</sup>

89.8 m<sup>2</sup>  
969 ft<sup>2</sup>

Reduced headroom

0.5 m  
5 ft<sup>2</sup>

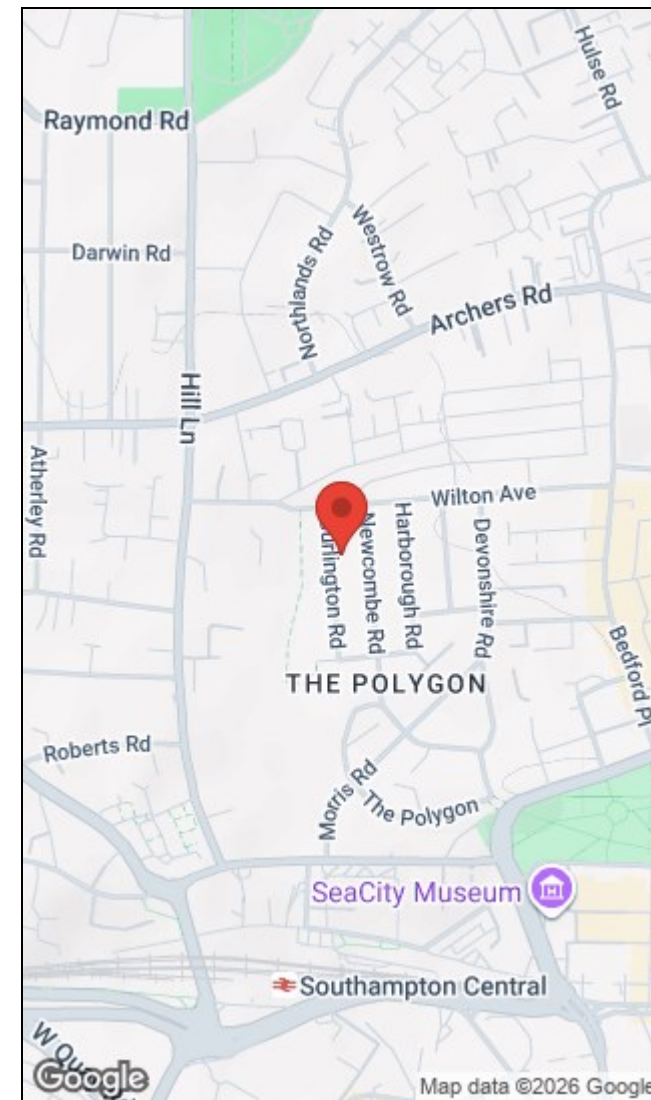
(1) Excluding balconies and terraces

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.

GIRAFFE360



| Energy Efficiency Rating                                                                                                                                                                                                                                                                                                                   | Current | Potential | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                                                                                   | Current | Potential |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
| <p>Very energy efficient - lower running costs</p> <p>           (92 plus) <b>A</b><br/>           (81-91) <b>B</b><br/>           (69-80) <b>C</b><br/>           (55-68) <b>D</b><br/>           (39-54) <b>E</b><br/>           (21-38) <b>F</b><br/>           (1-20) <b>G</b> </p> <p>Not energy efficient - higher running costs</p> | 74      | 86        | <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>           (92 plus) <b>A</b><br/>           (81-91) <b>B</b><br/>           (69-80) <b>C</b><br/>           (55-68) <b>D</b><br/>           (39-54) <b>E</b><br/>           (21-38) <b>F</b><br/>           (1-20) <b>G</b> </p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> | 74      | 86        |
| <p><b>England &amp; Wales</b></p> <p>EU Directive<br/>2002/91/EC</p>                                                                                                                                                                                                                                                                       |         |           | <p><b>England &amp; Wales</b></p> <p>EU Directive<br/>2002/91/EC</p>                                                                                                                                                                                                                                                                                                             |         |           |

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