



HUNTERS[®]
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HUNTERS

Mercury Close, Southampton

Guide Price £250,000



Ideal for families, this spacious and charming three-bedroom family home is located in Lordshill, Southampton, and with a little attention this lovely home will offer an excellent blend of comfort and convenience.

The property features three well-proportioned bedrooms, a kitchen with ample cupboard and worktop space, and a bright reception room filled with natural light, enhanced by double French doors. There are also two bathrooms, adding to the home's practicality. The layout offers both privacy and functionality, making it a wonderful place to call home.

Externally, the property offers a generous rear garden, comprising both a grassed area and a pathway. For those with a vehicle, the home benefits from off-road parking on the front driveway, adding further convenience.

Local amenities include access to Southampton General and Princess Anne Hospitals, bus service to Southampton City Centre and Shirley shopping centre. Located near by are recreational parks, Southampton Sports Centre, The Common and access to Central train station and motorway links M3/M27 to major routes.

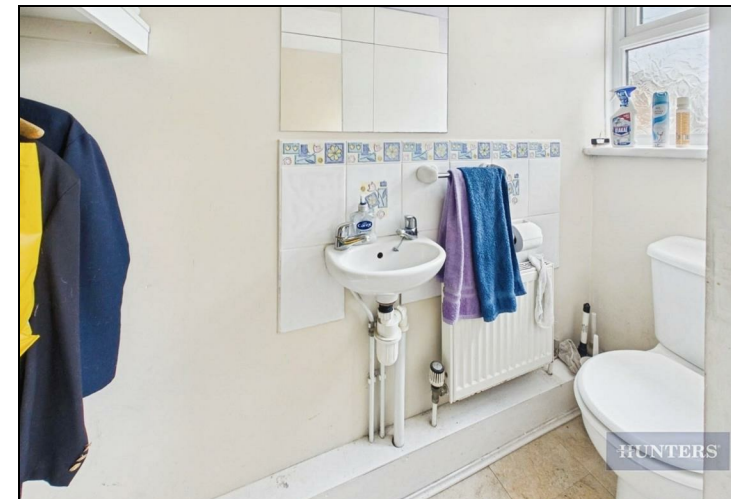
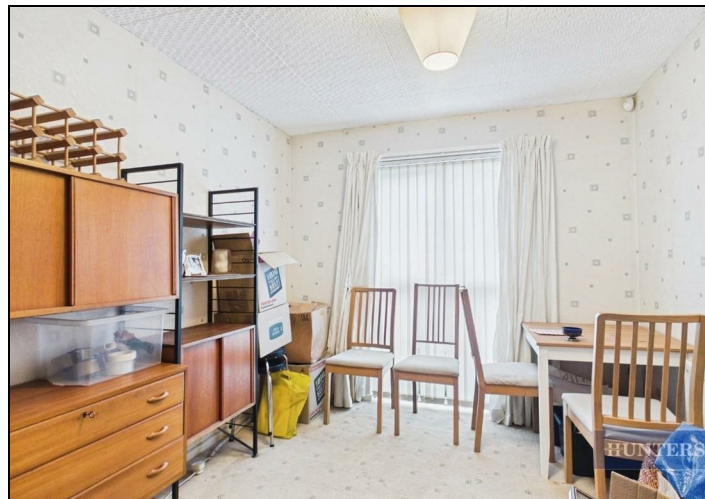
Tenure: Leasehold with over 990 years Lease Remaining approx.

Ground Rent Amount: Peppercorn

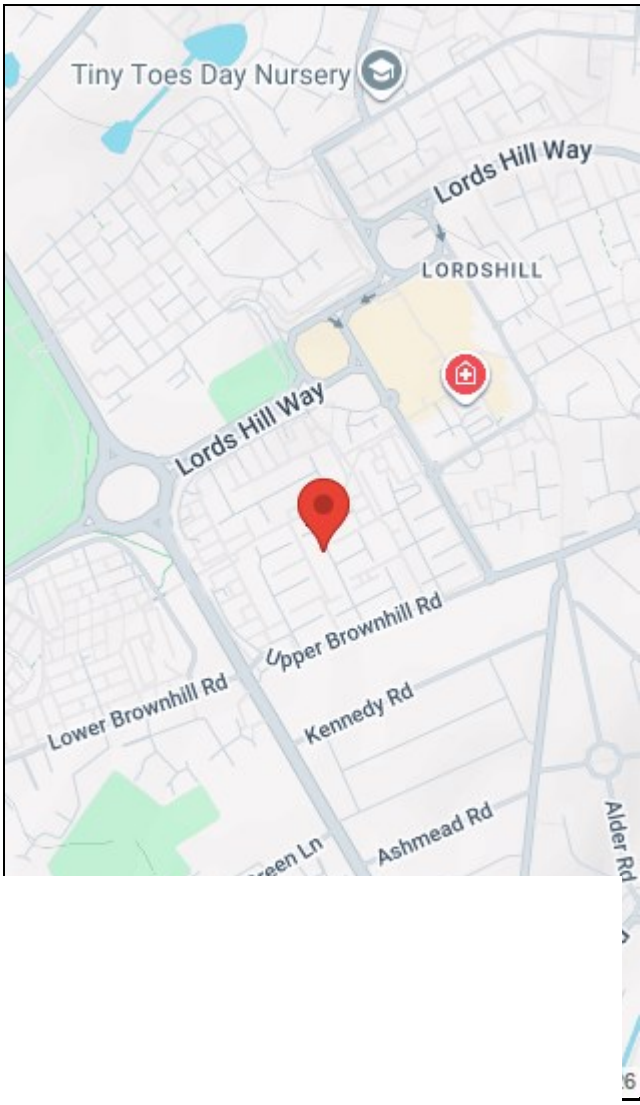
Council Tax Banding; B

KEY FEATURES

- Three Well-Proportioned Bedrooms
 - Two Reception Rooms
 - Kitchen & Utility Area
 - Family Bathroom
- Downstairs Guest Cloakroom
 - Ample Storage
 - Ideal family home
 - Off Street Parking
 - Private Rear Garden
- Excellent Transport Links







Energy Efficiency Rating	
Current	Potential
70	77

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

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ 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 CO₂ emissions

EU Directive 2002/91/EC

England & Wales

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