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**HUNTERS**<sup>®</sup>  
A



# Brading Close, Southampton

## Offers In Excess Of £260,000



**\*\*NO CHAIN\*\*** Situated in a quiet cul-de-sac in the highly sought-after residential area of Leaside Way, Southampton, this three-bedroom family home offers an ideal opportunity for first-time buyers and investors alike. This property also boasts an impressive Energy Performance Certificate (EPC) rating of A.

The ground floor features a bright and spacious 13'0" x 9'5" lounge, and an impressive 18'6" x 8'6" kitchen/diner, complete with a contemporary range of wall and base units and integrated appliances. An additional office space on the ground floor provides flexibility for remote work or study.

At the front of the property, you'll find a charming west-facing garden with a patio area and pergola, leading up to a raised lawn beautifully adorned with a variety of flowers. The garden also benefits from gated rear access.

Upstairs, the first floor comprises three bedrooms: a generously sized principal bedroom with built-in wardrobe, a well-proportioned second bedroom, and a stylishly decorated third bedroom, currently used as a dressing room. A modern family bathroom and a separate WC complete the upper floor.

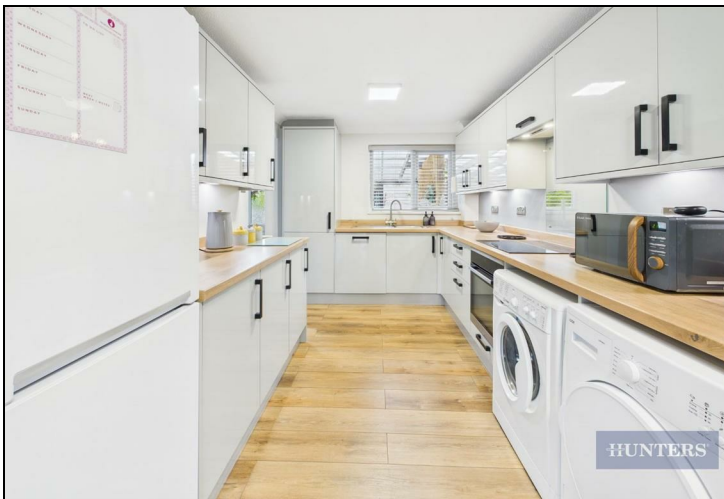
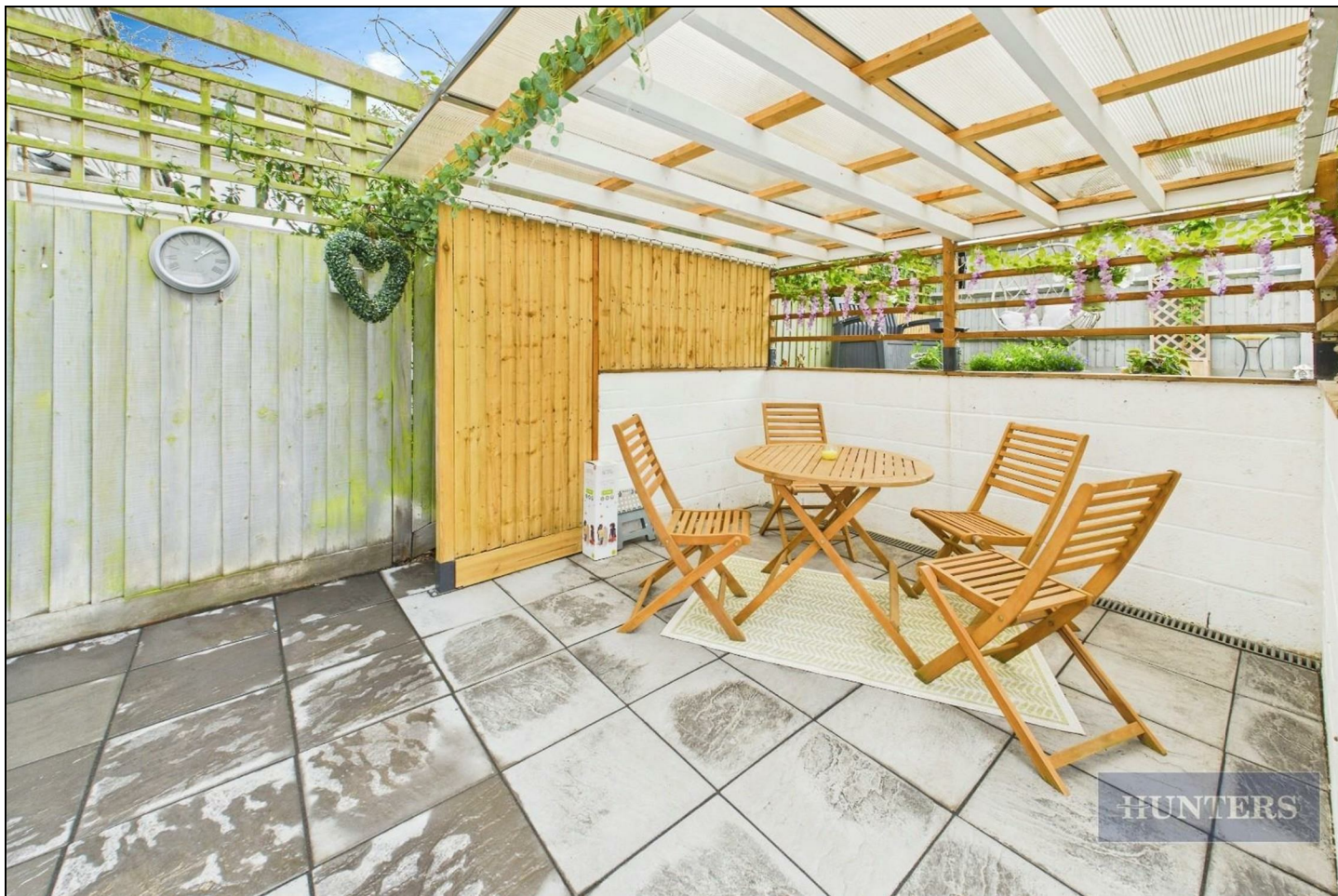
Externally, the property benefits from a private driveway offering off road parking and a low maintenance rear garden, perfect for relaxing or entertaining.

This home also embraces modern, energy-efficient living with the recent installation of an air source heat pump and solar panels, significantly reducing energy costs.

Conveniently located, the property is close to local amenities on Bassett Green Road and Burgess Road, with further shopping available on nearby Portswood High Street, including Sainsbury's supermarket. Southampton city centre, West Quay Shopping Centre, University of Southampton, and the expansive 300-acre Southampton Common are all within easy reach. Excellent transport links include access to the M3/M27 motorway network, Southampton International Airport, and public transport connections throughout the city.

## KEY FEATURES

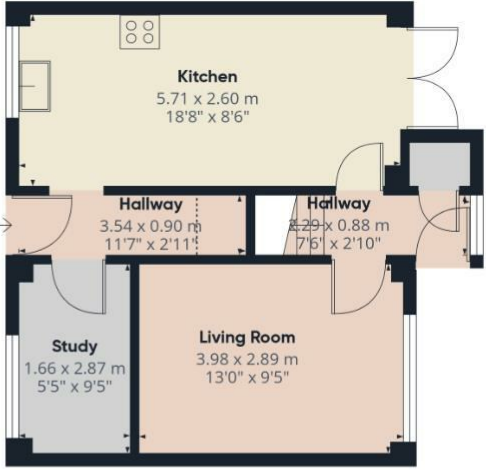
- Quiet Cul-De-Sac Location
- Spacious 13'0" x 9'5" Lounge and 18'6" x 8'6" Kitchen/Diner
- Includes a Versatile Downstairs Office—Ideal for Remote Work or Study
- West-Facing Front Garden With Patio, Pergola, Raised Lawn, And Beautiful Floral Features
- Gated Front Access And Low-Maintenance Rear Garden—Perfect For Families Or Entertaining
- Three Well-Proportioned Bedrooms, Including A Principal Bedroom With Built-In Wardrobe
- Modern Family Bathroom With A Separate WC
- Driveway With Off-Road Parking
- Eco-Friendly Features Including Solar Panels And An Air Source Heat Pump—EPC Rating: A
- Close To Local Shops, Southampton University, City Centre, And Transport Links (M3/M27, Airport)



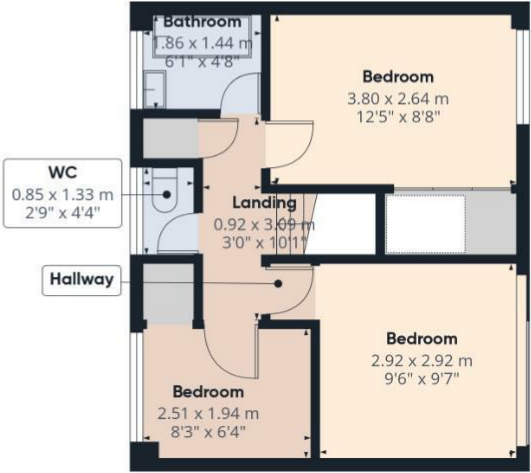








Ground Floor



Floor 1

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

71.3 m<sup>2</sup>

767 ft<sup>2</sup>

Reduced headroom

0.6 m<sup>2</sup>

7 ft<sup>2</sup>

(1) Excluding balconies and terraces

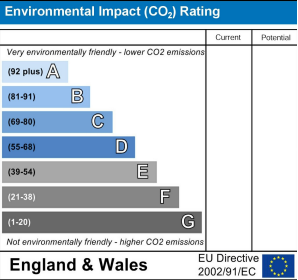
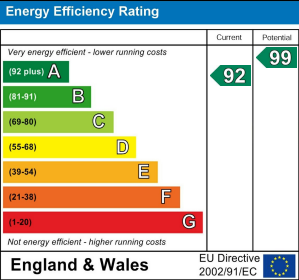
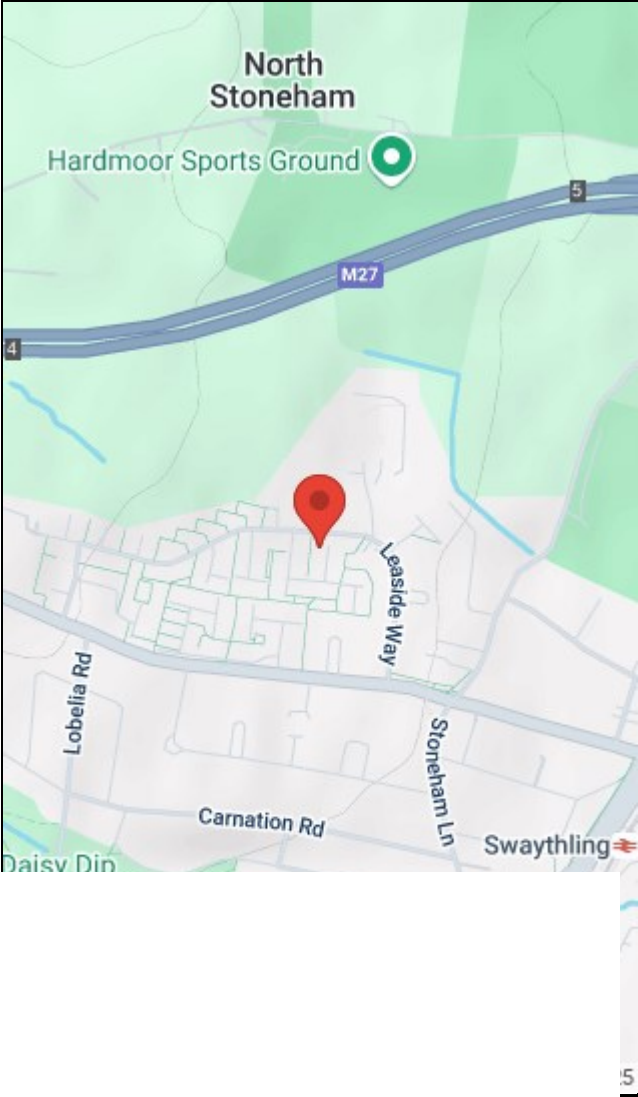
Reduced headroom

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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