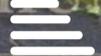




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Sunday

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HUNTERS

Canton Street, Southampton

Guide Price £300,000



GUIDE PRICE RANGE £300,000 TO £325,000

No Forward Chain

Located in sought after, quiet residential Canton street in the heart of Bedford Place this attractive terraced home offers spacious and flexible accommodation across two floors and is available with no onward chain.

The property showcases charming period features and excellent kerb appeal. Inside, the ground floor provides two reception rooms, a well-appointed kitchen, a useful conservatory/utility space, a shower room and an additional WC.

Upstairs are three generously sized double bedrooms and a family bathroom.

To the rear, a private south-facing garden provides a peaceful outdoor space.

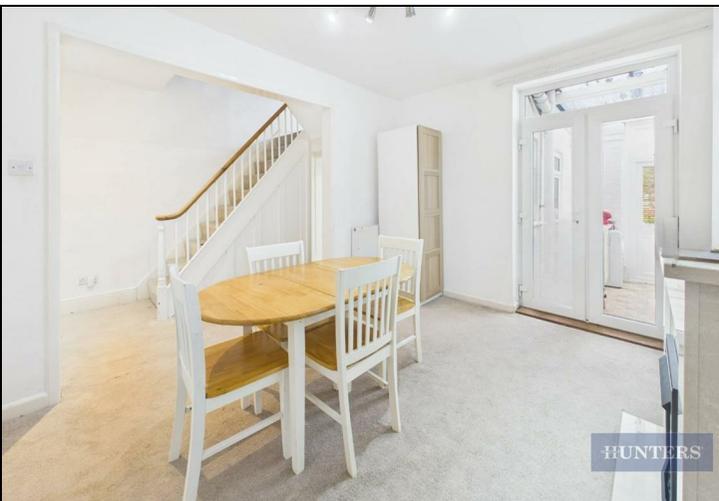
Canton street is in a very convenient location and there is easy access to the City Centre with its wide range of shopping facilities including the West Quay Shopping centre. Southampton boasts a mainline railway station and there is easy access to the M3/M27 motorway networks as well as Southampton International Airport and both Southampton Solent University and Southampton University. There are numerous parks and open spaces in the city and Southampton Common with over three hundred acres of parkland is within easy reach.

Tenure : Freehold

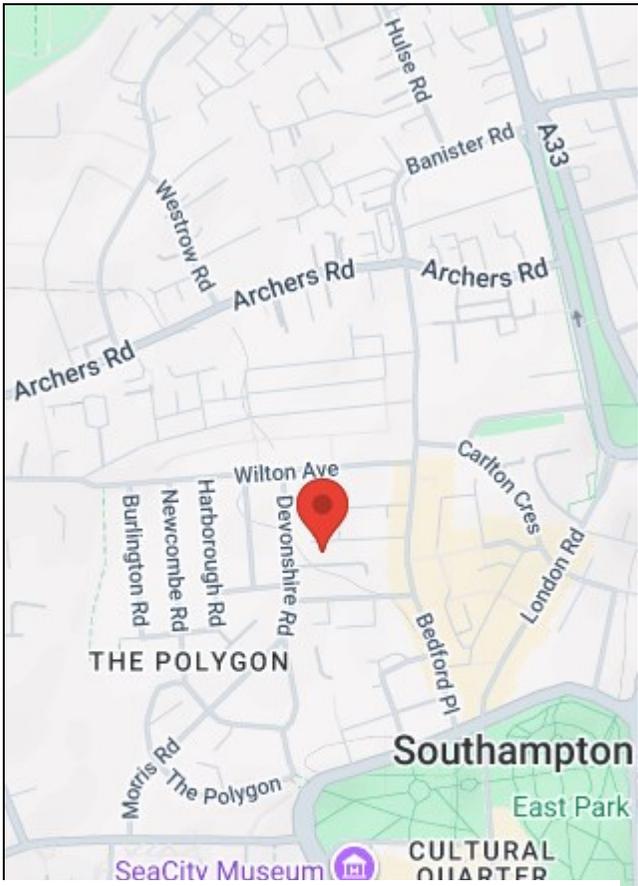


KEY FEATURES

- South facing garden
- Two reception rooms
- Fully fitted kitchen
- Three double bedrooms
- Double glazed and gas central heating
 - Chain Free
 - On street permit parking
- Walking distance to town centre
- Walking distance to train station
- **GUIDE PRICE £300,000 TO £325,000**







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	82		
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	64	(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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