



HUNTERS[®]
HERE TO GET *you* THERE



Whistler Road, Southampton

Asking Price £275,000



Offered with no forward chain, this well-presented three-bedroom family home presents an excellent opportunity for both homeowners and investors.

Currently rented on a periodic tenancy at £1,250 per month, the property offers flexibility for new owners.

The ground floor features an inviting entrance hall leading to an open plan lounge/diner with sliding doors opening onto the garden, creating a seamless indoor-outdoor living space. The modern kitchen boasts white gloss units, a built-in oven with gas hob, and ample space for white goods.

Upstairs, you'll find three bedrooms of varying sizes, catering to different needs, and a family bathroom complete with a shower over the bath.

Additional benefits include gas central heating for year-round comfort and double glazing throughout. The enclosed rear garden provides a private outdoor space, complete with rear access and a purpose-built shed for added convenience.

This lovely family home offers a fantastic opportunity both in terms of investment and for those looking to create a stylish residence tailored to their own taste.

TENURE : FREEHOLD

35 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987720
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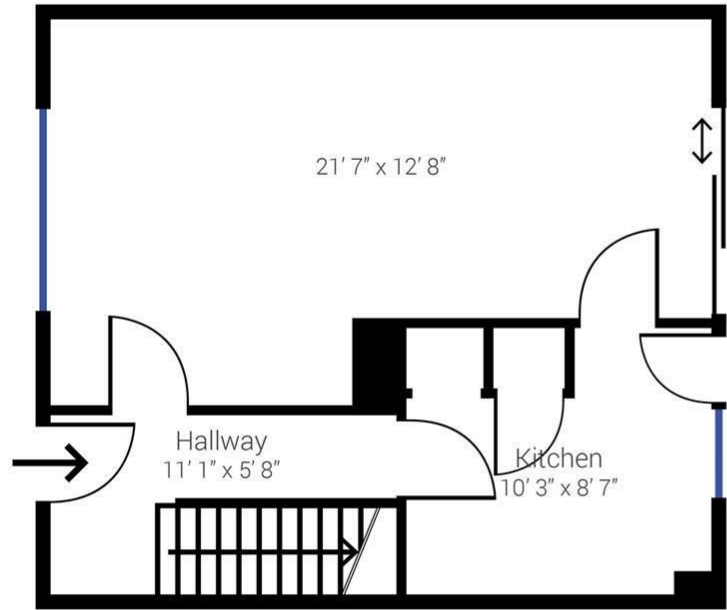


KEY FEATURES

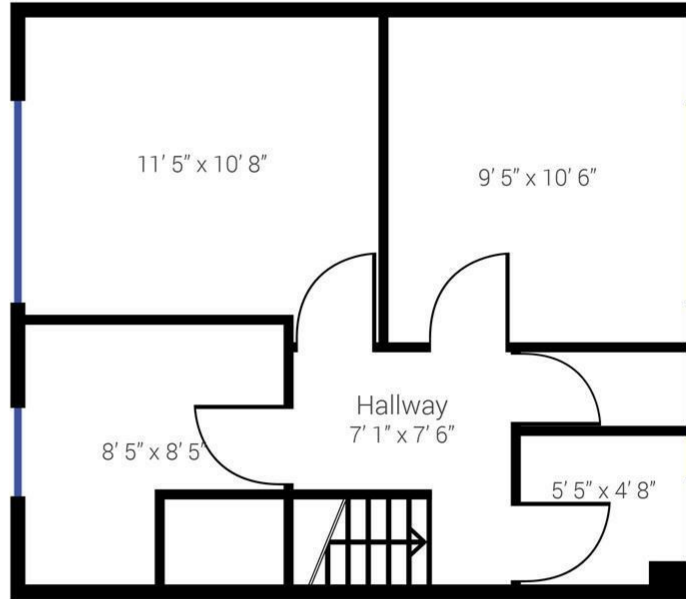
- Investment Opportunity
- Three Bedroom House
 - End of Terrace
 - Modern Kitchen
- Gas Central Heating
- Rent of £1,275pcm
- Rear Access to Garden
 - Council Tax Band B
 - EPC: D
- Photos require updating since tenants in situ. An early viewing is recommended.







Ground Floor

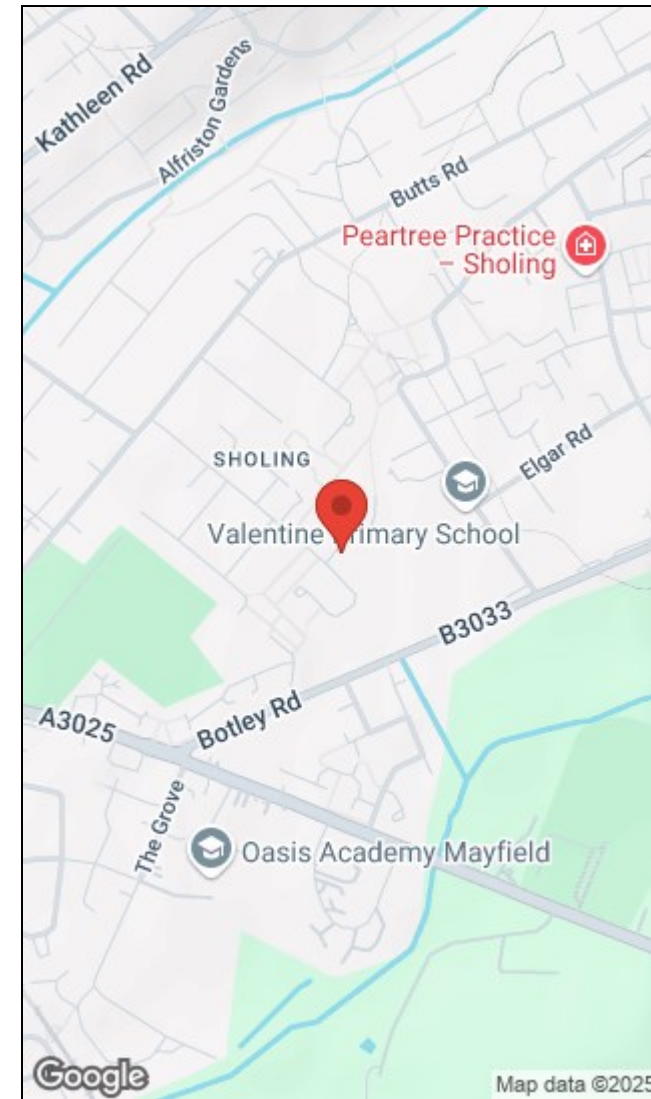


1st Floor

Approximate net internal area: 749.6 ft²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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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			
		61	76
England & Wales		EU Directive 2002/91/EC	

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			
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Not environmentally friendly - higher CO ₂ emissions			
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