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**HUNTERS®**

# Middle Road, Southampton

Offers In Excess Of £350,000



Situated in the desirable Sholing area of Southampton, this superbly presented semi detached home offers a blend of modern living and family friendly features. Boasting with high standard fittings throughout and off road parking for 4 cars, this property presents a fantastic opportunity for discerning buyers.

The ground floor has been thoughtfully decorated to create a superb open-plan kitchen/dining/family room with Granite work surfaces, up stands and breakfast bar, perfect for modern family life and entertaining. The stylishly fitted kitchen is sure to impress featuring gloss cabinets and a range cooker. There are French doors leading out to the garden as well as kitchen barn door. A separate sitting room provides a more relaxed space. A WC is also located on this floor.

Upstairs, the property features three double bedrooms, providing ample space. The primary bedroom benefits from wardrobes, an en-suite bathroom and air-conditioning, a separate family bathroom serves the remaining two bedrooms. The front bedroom also benefits from fitted wardrobes.

Outside, the property offers a low-maintenance rear garden, complete with a summerhouse that includes power and lights making it great for working from home.

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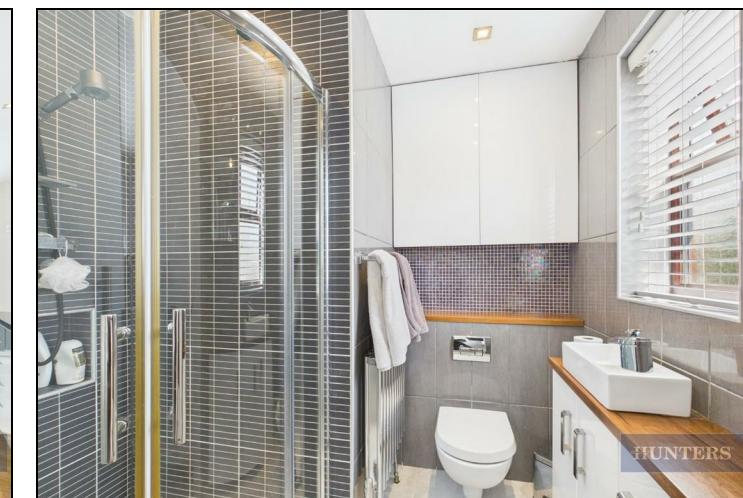
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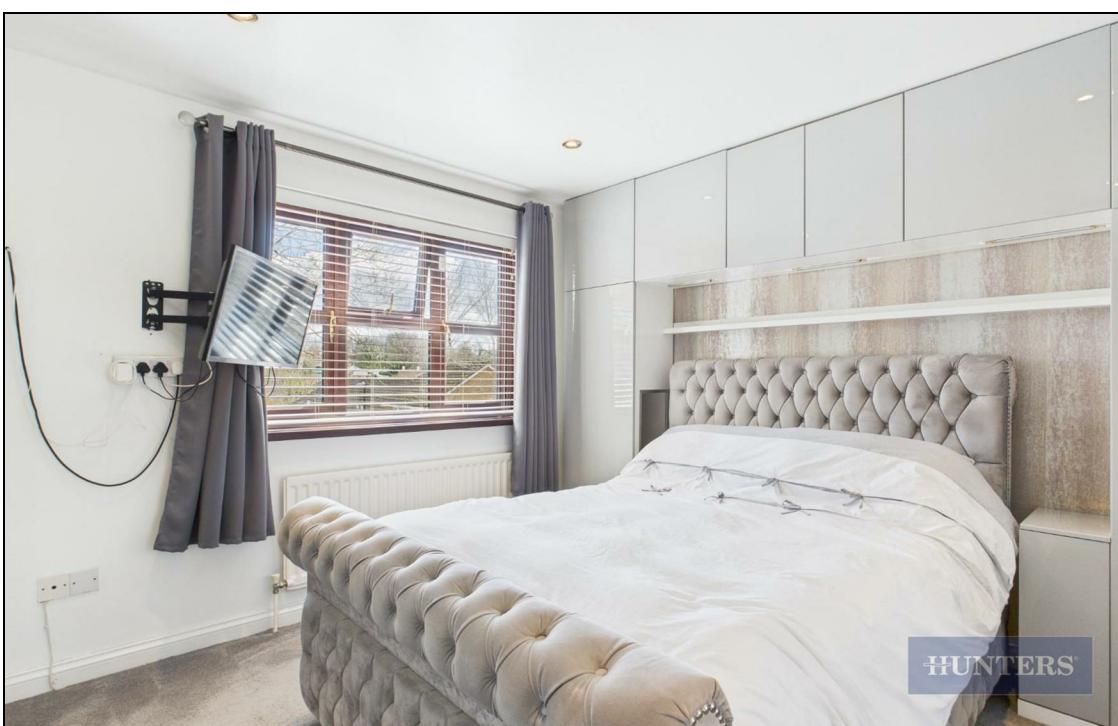
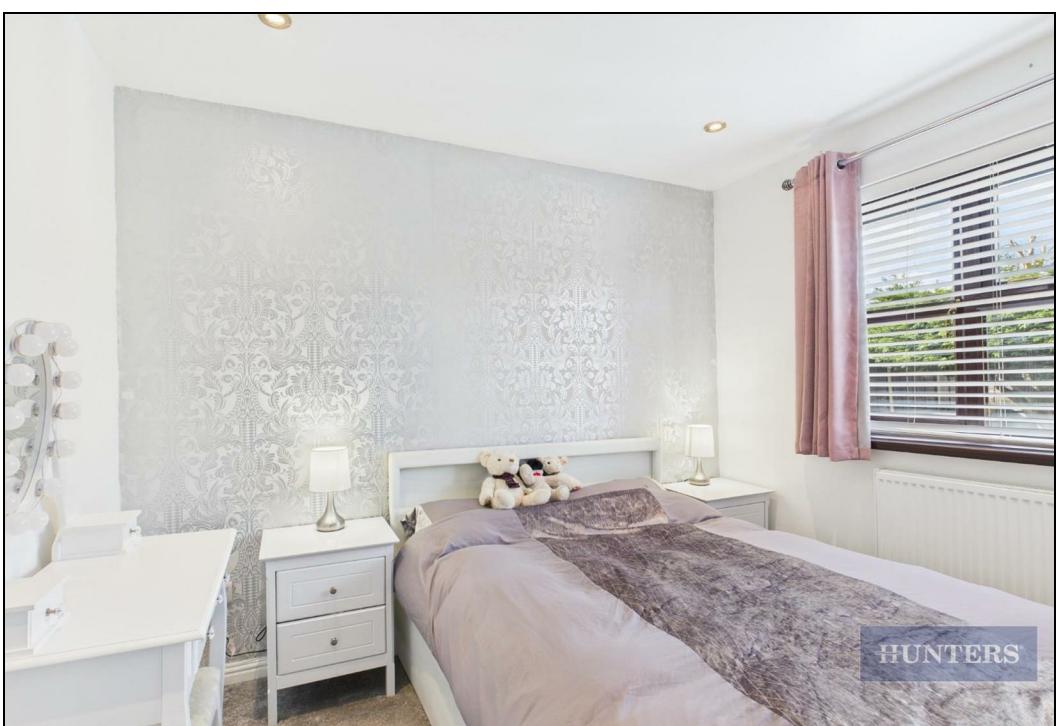


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## KEY FEATURES

- Semi-Detached
- Three Double Bedrooms
- Open Plan & Modern Throughout
- Brand new boiler fitted 15 months ago
  - Aircon in Master
  - Ensuite to Master
- Family Bathroom and W/C
  - Summer House
- Low Maintenance Garden
- Ample Storage







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	74	85
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	<b>EU Directive 2002/91/EC</b>		

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	<b>EU Directive 2002/91/EC</b>

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