



Wine Room

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HERE TO GET *you* THERE

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Winchester Road, Southampton SO16

Offers In Excess Of £350,000



This newly refurbished three-bedroom property is ideally located in the popular SO16 area of Southampton, offering both comfort and convenience. Situated within close proximity to Southampton General Hospital and Southampton city centre, the property is perfectly placed for those who want easy access to key local amenities, workplaces, and leisure facilities.

This home benefits from excellent transport links, with frequent bus routes and other public transport options nearby, making commuting around the city quick and hassle-free. Whether you're travelling to work, the city centre, or surrounding areas, this location offers outstanding connectivity.

Finished to a high standard throughout, the property boasts a fresh, modern feel with contemporary design and well-presented living spaces. Each bedroom is generously sized, providing flexibility for professionals, sharers, or families seeking a comfortable and stylish home.

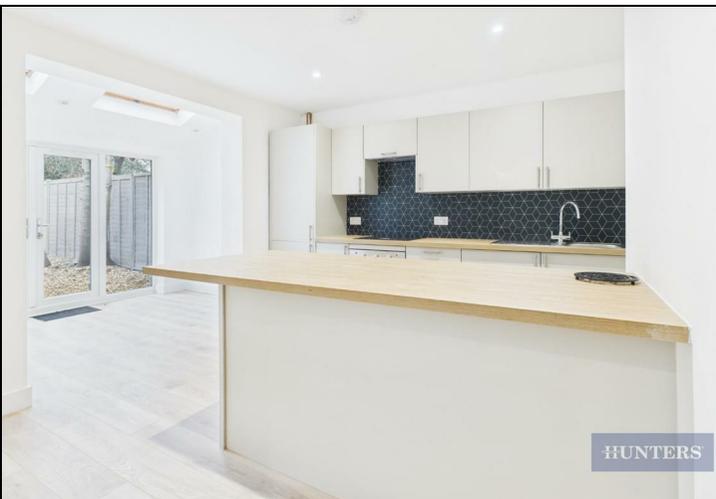
This is an ideal opportunity for working professionals looking for a modern, well-located property close to the hospital and central Southampton, while still enjoying a welcoming and practical living environment.

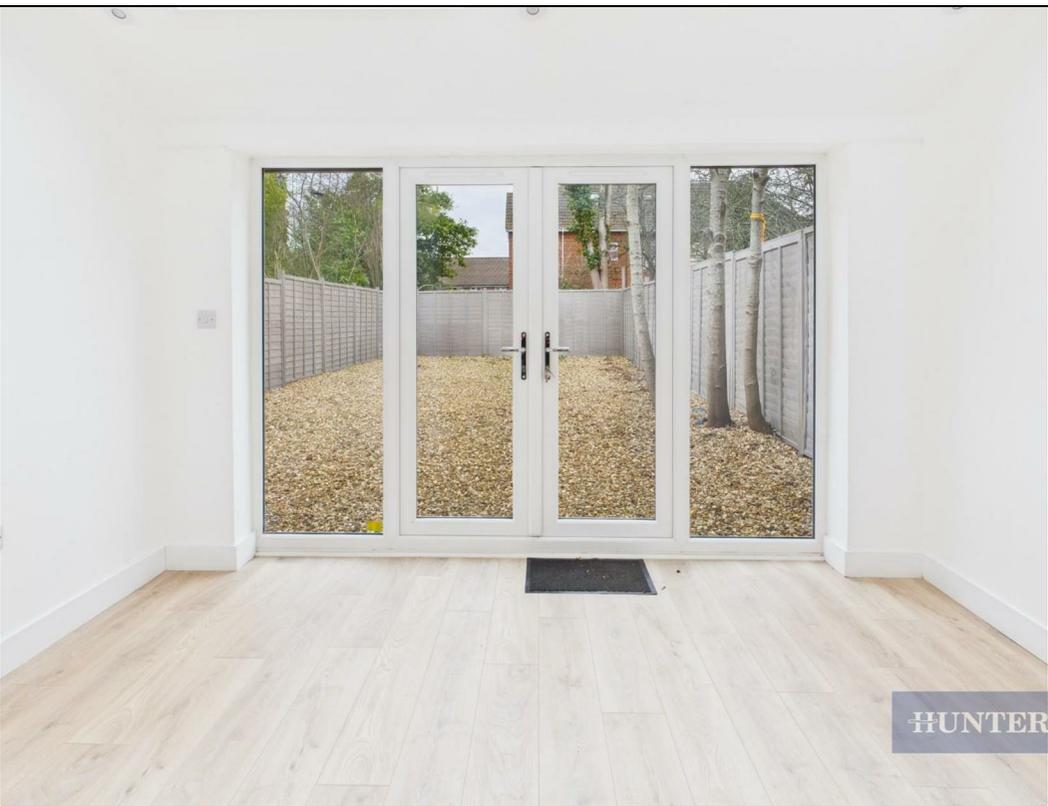
Tenure: Leasehold 900 year lease to be granted to the buyer once the property has been sold (Current Lease 95 years).

Ground Rent: £0

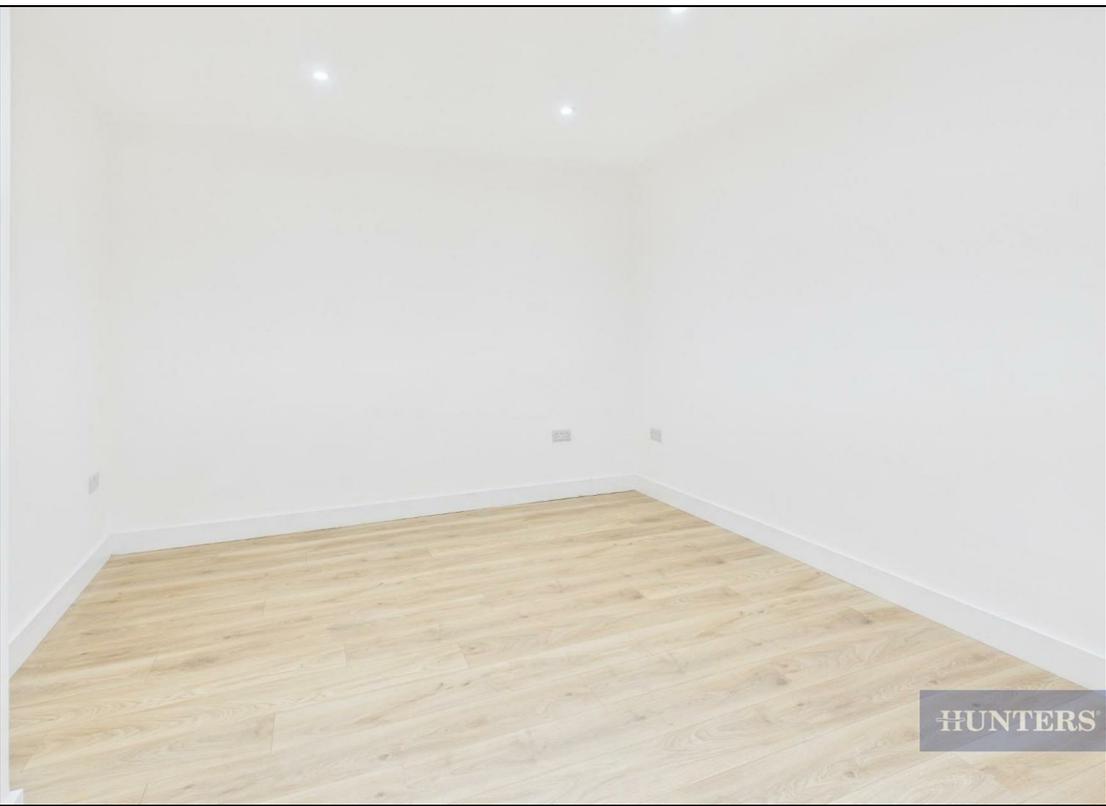
KEY FEATURES

- Off street parking
- Two Bathrooms
- Modern 3 bed property
- Open plan Kitchen Diner
- Two double bedrooms
- Open planned living
- Large Rear Garden
- Full Modern Bathroom
- French Double Doors leading to Large Garden
- White Goods





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Approximate total area^m

87.2 m²
937 ft²

Reduced headroom

0.3 m²
4 ft²

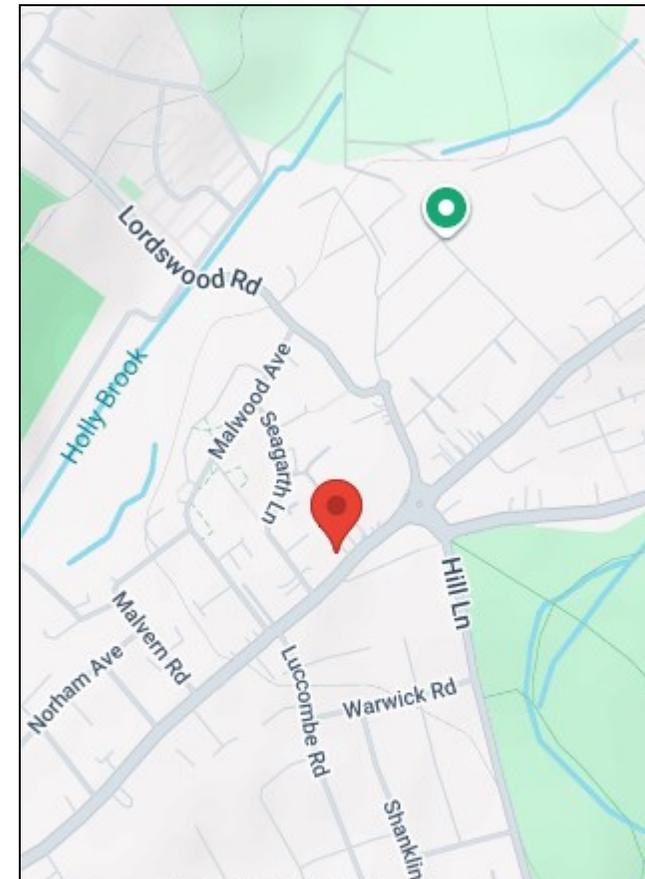
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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		
		78
	61	
EU Directive 2002/91/EC		
England & Wales		

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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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