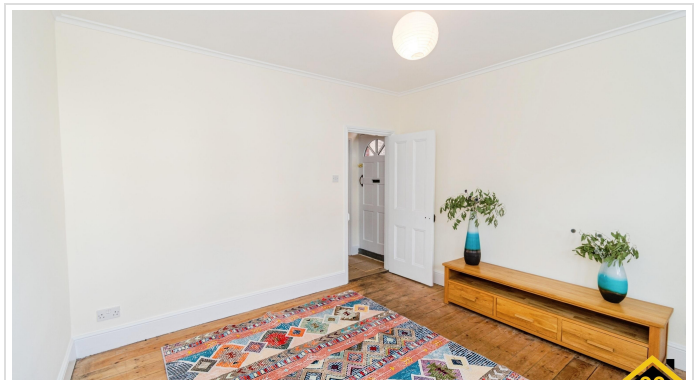


2 Bed End Of Terrace In Aberdeen Road , Southampton, SO17 2LL £295,000





SHORT DESCRIPTION

Property Ref: 15264 Spacious 2 Bedroom End Terrace Home in a Prime Location Move in Ready - Driveway for 2 Cars - Generous Garden. This well presented end terrace property offers spacious, move in ready accommodation, ideal for first time buyers, professionals, or downsizers seeking comfort and convenience in a sought after area. Key Features: 2 Bedrooms - Bright and well proportioned rooms 2 Reception Rooms - Offering versatile living and dining spaces Fitted Kitchen - Functional and stylish with ample storage Driveway Parking - Private off-road parking for two vehicles, a valuable asset in this area Sizeable Rear Garden - Perfect for outdoor entertaining or family use Large Workshop ~ Summerhouse - Ideal for use as a home office, studio, or garden retreat Location Highlights: 5-minute walk to the train station - Excellent for commuters 2 minutes to the nearest bus stop Short walking distance to local amenities - Including shops, supermarkets, cafes, bars, and more Close to beautiful Riverside Park - Enjoy scenic walks, nature, and outdoor activities just minutes away This property blends space, practicality, and location - a rare find in today's market. Early viewing is highly recommended. Property Type: End of Terrace Full selling price: £295000.00 Pricing Options: No Status Tenure: Freehold Council tax band: B EPC rating: E Measurement: 871.877sq.ft. Outside Space: Rear Garden Parking: Driveway Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----



Bed Room(s)



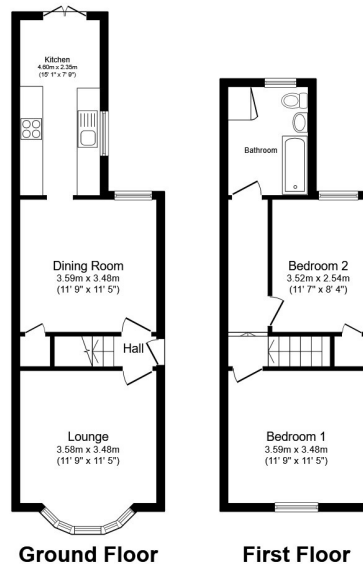
Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 74.1 sq.m. (798 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	End-terrace house
Total floor area	81 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is E. It has the potential to be B.

See [how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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