



Guide price £290,000  
Southampton, SO16

Lets Rent | Lets Sell  
SOUTHAMPTON

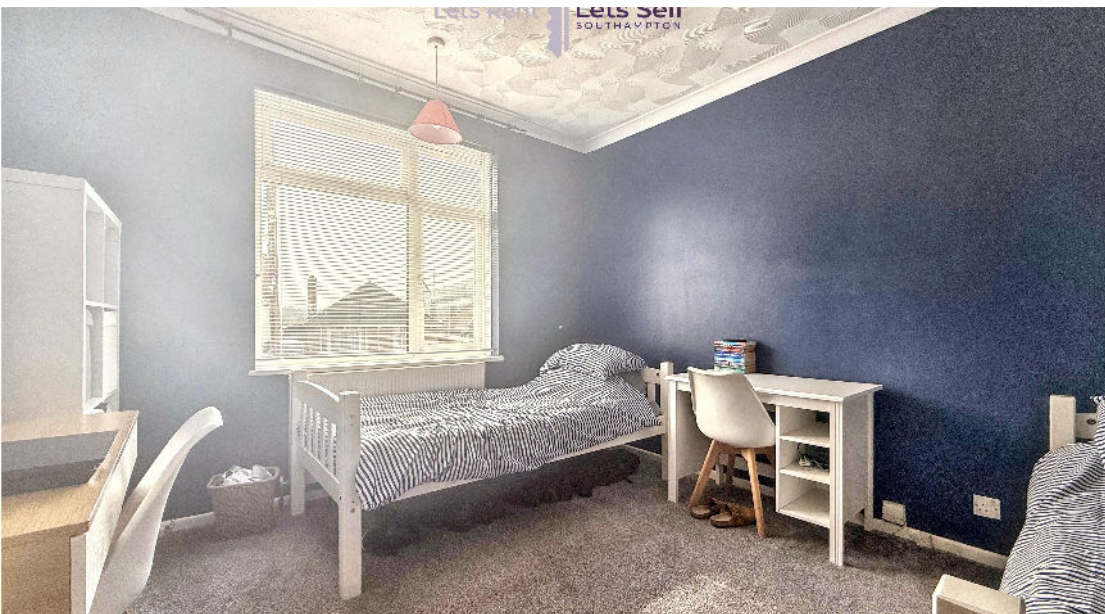


 2  
Bedrooms

 1  
Bathroom

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Welcome to Hollybrook Avenue! A well-presented two-bedroom semi-detached bungalow in the ever-popular Hollybrook Avenue. Comprising lounge, kitchen/dining room, two double bedrooms and conservatory/utility room with garden access. A fantastic opportunity – early viewing highly recommended. No onward chain.

Lets Sell Southampton are proud to present to the market this charming and well-presented two-bedroom semi-detached bungalow, nestled in the highly desirable Hollybrook Avenue.

The generous lounge provides a welcoming and versatile living space, bathed in natural light and ideal for relaxing evenings at home. The kitchen/dining room is a real hub of the home – a sociable and practical space perfectly suited to everyday family life and informal entertaining alike.

Both bedrooms are comfortably proportioned doubles, offering flexibility for a variety of buyers – whether you're downsizing without compromise, stepping onto the property ladder, or seeking a ready-to-go investment.

A light-flooded conservatory/utility room that seamlessly connects the interior of the home to the garden beyond. Step outside and you'll find a beautifully positioned, **southerly-facing rear garden** that enjoys sunshine throughout the day – an exceptional and much-coveted feature, perfect for alfresco dining, gardening enthusiasts, or simply soaking up the afternoon sun in complete privacy.

Adding further appeal is a substantial **18ft garage/workshop** – a rare and highly practical bonus that will delight hobbyists, DIY enthusiasts, or anyone in need of serious storage or a dedicated workspace.

Situated in the ever-popular Hollybrook Avenue, the property benefits from excellent access to local schools, shops, parks and transport links, placing everything you need within easy reach.

Offered to the market with **no onward chain**, this is a rare opportunity not to be missed. Early internal viewing comes very highly recommended – properties of this quality and in this location simply do not stay available for long.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) A                                     |         | 85                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         | 47                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

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