



enfields

Enfields Hythe
3 Marsh Parade,
Hythe, Southampton,
Hampshire, SO45 6AN

T 023 8084 9210
E sales-hythe@enfields.co.uk

Lepe Road, Blackfield, Southampton, SO45 1YT

Guide Price £320,000

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- No Forward Chain
- Two Double Bedrooms
- Private Rear Garden
- Kitchen/Breakfast Room
- Shower Room
- Detached Bungalow
- Secure Driveway
- In Need Of Some Modernisation
- W/C To Master Bedroom
- Early Viewing Highly Recommended



*** NO CHAIN ***

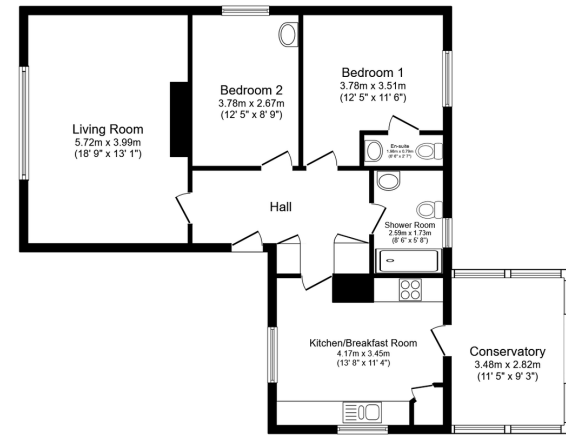
A Two double bedroom detached bungalow situated within a popular location in need of some modernisation and available with no forward chain.

Situated on Lepe Road is this two double bedroom detached bungalow with gated driveway and no forward chain.

The property offers excellent potential with large kitchen/breakfast room, spacious living room, two double bedroom, including master bedroom with W/C ad conservatory overlooking the very private rear garden. Some modernisation is required and there is great potential to extend and/or convert the loft space (Subject to the correct planning consent).

Further benefits include gas central heating, mainly double glazed, a gated entrance and parking for at least three vehicles. Viewing is highly recommended to fully appreciate the accommodation and potential on offer.





Floor Plan
Floor area 89.3 sq.m. (961 sq.ft.)

TOTAL: 89.3 sq.m. (961 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



Energy performance certificate (EPC)

The Haven Larch Road Liphing SOUTHAMPTON SO46 1YT	Energy rating D	Valid until 7 May 2034
		Certificate number 1534-4425-9305-0845-7208

Property type: Detached bungalow
Total floor area: 80 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 requirements and exemptions](https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions)
<https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions>

Energy rating and score

This property's energy rating is D. It has the potential to be C.

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

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 50

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	44	50
39-54	E		
21-38	F		
1-20	G		

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