



## Northcote Road, Portsmouth

SOUTHAMPTON, SO17 3AG - Offers In Excess Of £260,000

enfields

# Northcote Road

PORTSWOOD, SOUTHAMPTON, SO17 3AG

**Spacious three-bedroom mid-terraced home in Portswood, Southampton, near the university and Royal South Hants Hospital. Features versatile living spaces, a private garden, excellent transport links, and is offered with no forward chain.**

Situated on Northcote Road in the popular area of Portswood, Southampton, this three-bedroom mid-terraced house offers a fantastic opportunity for buyers looking to make a home their own. The property features a welcoming entrance hall that leads into a spacious lounge and a separate dining room, providing versatile living areas for both relaxing and entertaining. The kitchen offers convenient access to the enclosed rear garden, a private outdoor space perfect for enjoying time with family and friends.

The first floor comprises three well-sized bedrooms, offering plenty of space for family living or for those in need of a home office or guest room. A well-appointed three-piece bathroom suite completes the upstairs accommodation, providing essential comfort and functionality. The property's layout lends itself to personalisation, allowing the new owner to update and style the home to their own taste.





This home is perfectly positioned for easy access to the University of Southampton, making it an ideal choice for academics, students, or professionals working in the area. The Royal South Hants Hospital is also nearby, enhancing the appeal for those in the healthcare sector. Portswood is well-served by a range of local amenities, including supermarkets, independent shops, cafés, and restaurants, all within walking distance.

Excellent transport links make this property even more desirable. St Denys and Southampton Central train stations are close by, offering direct routes to London and other key destinations. The nearby M27 motorway provides easy access to the M3, making travel to Portsmouth, Bournemouth, and beyond both straightforward and convenient.

Offered with no forward chain and boasting a long leasehold of 873 years, this property presents an exciting opportunity for buyers seeking a home in a vibrant and well-connected area. Whether you're a first-time buyer, an investor, or simply looking to settle in a thriving part of Southampton, this house holds great potential for comfortable and convenient living.

**Council Tax Authority:** Southampton City Council

**Tenure:** Leasehold

**Energy Efficiency Rating:** D



**Ground Floor**  
Floor area 42.5 m<sup>2</sup> (457 sq.ft.)

**First Floor**  
Floor area 41.7 m<sup>2</sup> (448 sq.ft.)

**TOTAL: 84.1 m<sup>2</sup> (905 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



Enfields Southampton, 3 West End Road, Southampton, SO18 6TE  
Tel: 02380 425 925 Email: sales@enfields-southampton.co.uk www.enfields-southampton.co.uk

**IMPORTANT NOTICE:** The details presented in these property particulars are believed to be precise, but they are intended to serve only as a general guide and must not be regarded as a formal offer or contractual agreement. Prospective buyers should not depend on these details as accurate statements or depictions of reality but should instead verify their correctness via their own inspections or other established means. We have not conducted an exhaustive survey, nor have we tested the utilities, appliances, or particular fixtures. Room dimensions must not be relied upon for carpeting and furnishing decisions. The measurements provided are estimated. No employee within Enfields has the power to make or offer any representation or guarantee about the property.

