



11 Warren Close

Southampton, Hampshire, SO16 6BJ

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ROMSEY







*A charming two-bedroom detached bungalow with off road parking set in a good size plot in a pleasant cul-de-sac location. No chain.*

#### Accommodation

Entrance Hallway, Living/Dining Room, Kitchen/Breakfast Room, Two Bedrooms, Family Bathroom

#### Outside

Off Road Parking, Front and Rear Gardens.



**Guide Price £310,000**





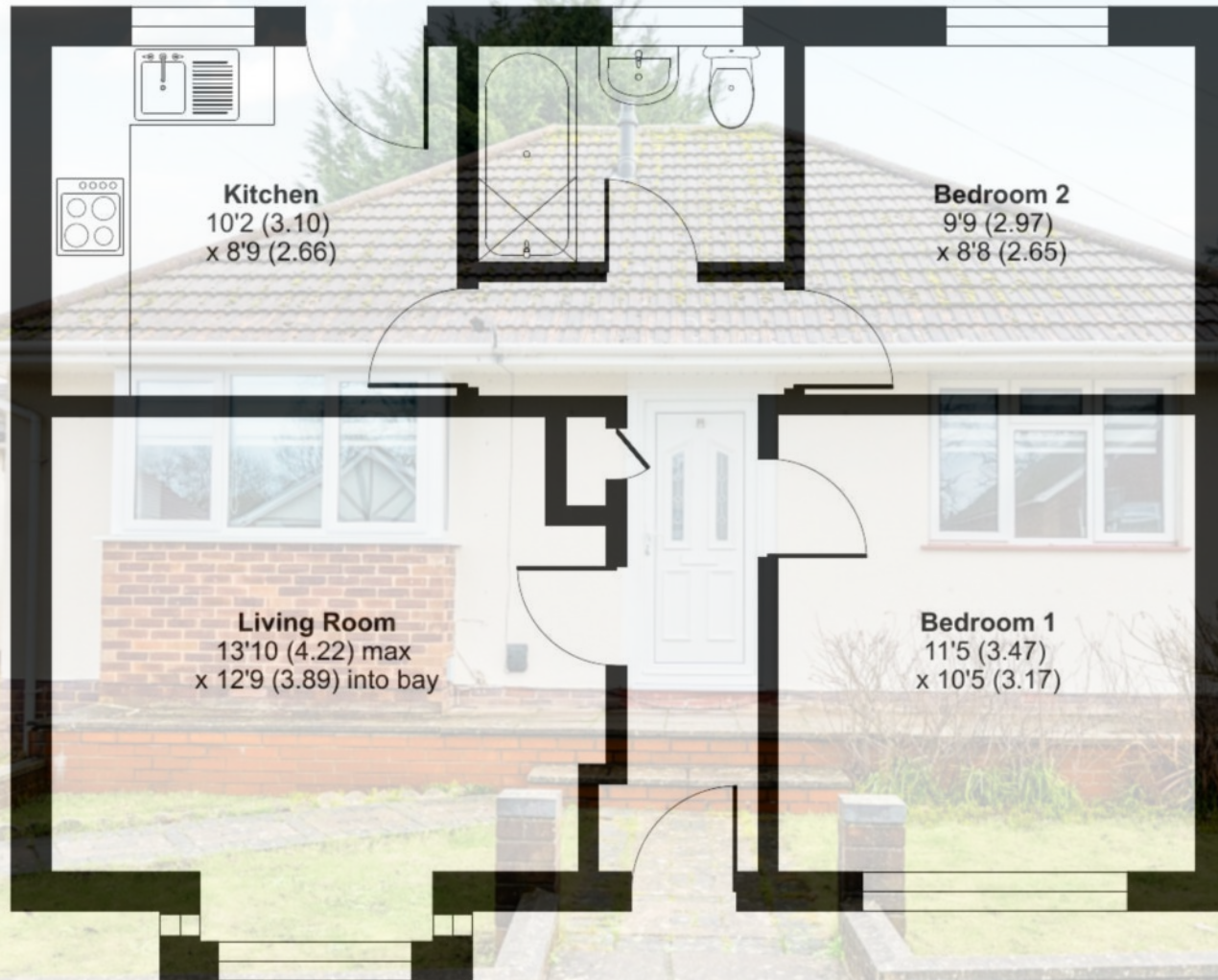
## FLOOR PLAN



# 11 Warren Close, Southampton, SO16 6BJ

Approximate Area = 598 sq ft / 55.5 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Spencers of the New Forest Ltd. REF: 1404511



## The Property

A rare opportunity presents itself to acquire this charming two-bedroom detached bungalow, ideally positioned within a highly sought-after cul-de-sac and conveniently located close to Southampton General Hospital.

The well-proportioned accommodation is arranged around a welcoming central entrance hallway, which provides access to all principal living and bedroom areas, creating a practical and easy-flowing layout. To the front of the property, the living/dining room enjoys an attractive outlook over the front garden, offering a bright and comfortable space for both relaxing and entertaining.

Situated to the rear, the kitchen/breakfast room is fitted with a range of fitted storage units and integrated appliances. Windows and a door provide pleasant views over the rear garden and direct access to the outside, seamlessly linking indoor and outdoor living. The principal bedroom is generously sized and benefits from views across the front aspect, while the second bedroom enjoys a peaceful outlook to the rear. A contemporary family bathroom serves both bedrooms and completes the internal accommodation.

**NB. The property offers considerable potential for extension or reconfiguration to create additional living space, subject to the necessary planning consents, making this an excellent opportunity for buyers seeking both immediate comfort and future enhancement. The property is offered with the additional benefit of there being no onward chain.**





## Outside

An attractive front garden laid to a level lawn enhances the property's kerb appeal with a driveway providing off road parking.

To the rear, the home features an impressive and fully enclosed garden that has been thoughtfully landscaped for ease of maintenance. Designed to maximise usability and enjoyment, the garden provides a tranquil, private setting with a pleasant tree-lined outlook, making it ideal for outdoor entertaining, relaxation and low-maintenance living.

## Location

This property offers the perfect balance of calm surroundings and everyday convenience, ideal for those who appreciate a quiet setting without sacrificing accessibility to key amenities.

Shirley is a well-established and sought-after residential district located to the west of the city. The area is particularly well placed, with Southampton General Hospital within comfortable walking distance, along with the wide range of shops, cafés and services available along Shirley High Street. Excellent transport links are close at hand, with easy access to the M27 and M3 motorway networks.

Rail connections are also highly convenient, with both Totton rail station and Southampton Central mainline railway station providing direct services to London Waterloo. Residents benefit from a variety of leisure and green spaces nearby, including St James Park, the local sports centre, the city golf course and Oaklands Community Pool. For those who enjoy the outdoors, scenic woodland walks are available at Lordswood.

A selection of schools catering for all age groups are located nearby, and everyday essentials such as local convenience shops, Shirley Pond Park and Tanners Brook Greenway are all within easy walking distance.





## Additional Information

EPC: D Current: 68 Potential: 86

Council Tax Band: C

Local Authority: Southampton City Council

Tenure: Freehold

Services: All mains services connected

Heating: Gas central heating

Drainage: Public

Ultrafast broadband available at the property (Ofcom)

Mobile signal/coverage: No known issues, buyer to check with their provider.



## Important Information

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.





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