



12 ROCKSTONE LANE

Southampton, Hampshire, SO14 6HZ

Carter Jonas

12 ROCKSTONE LANE, SOUTHAMPTON, HAMPSHIRE, SO14 6HZ

- 2 bedrooms
- Open plan sitting/dining room
- Kitchen
- Bathroom
- Garden
- EPC rating C

DESCRIPTION

Sympathetically modernised and renovated in 2023, this cottage blends modern living with period features in a seamless way. To the front of the property there is an enclosed courtyard with path leading to the entrance door, which opens through to the open plan sitting room, with part exposed brick feature wall, stair rising to the first floor and door through to the well equipped kitchen with wall base and drawer units, contrasting work surfaces and central island with induction hob. Further doors to the beautifully refitted bathroom with metro tiles and three piece white suite and door to the rear garden. On the first floor you'll find two double bedrooms, that again have been beautifully decorated.

OUTSIDE

The rear garden was relandscaped in the Summer of 2023 to make the most of this westerly aspect, steps up to a level terrace with planted borders, concealed and subtle lighting making this an ideal place to unwind and relax.

VICTORIAN TERRACE ON THE EDGE OF THE CITY



LOCATION

Located just ¼ mile from the vibrant area of Bedford Place, with an array of bars, restaurants and an array of independent and chain retailers. With wider facilities within the city centre. The property is ideally located on the north east side of the city with easy access to the M27, M3, Southampton Airport. Within 2 miles you can access St Denys and Southampton Central train stations.

ADDITIONAL INFORMATION

Tenure: Freehold.

Services: Mains water, electricity, Gas central heating.

Local Authority: Southampton City Council. Council Tax Band C.

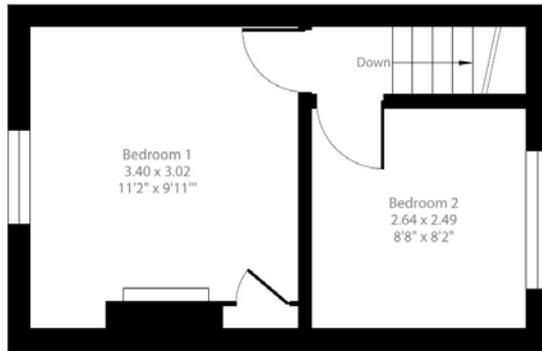
Viewing: Strictly by appointment through the agent, Carter Jonas.



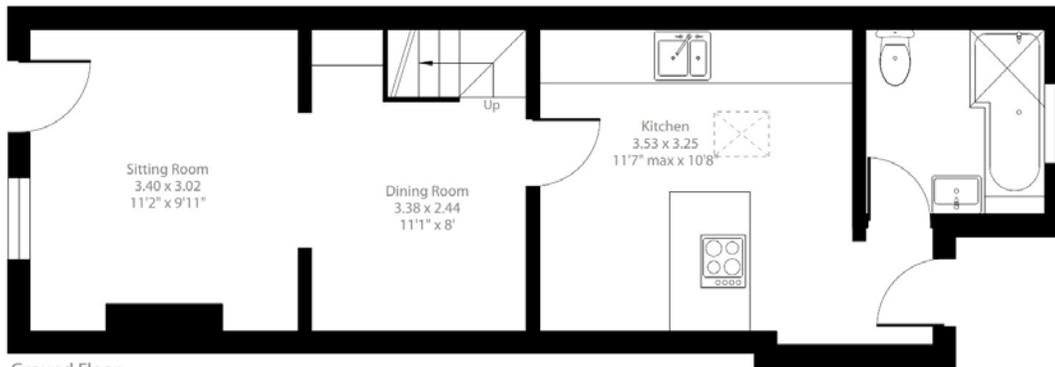
Rockstone Lane, Southampton, SO14

Approximate Area = 614 sq ft / 57 sq m

For identification only - Not to scale



First Floor



Ground Floor

 **Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for Carter Jonas. REF: 1054461



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	88
(69-80)	C	72
(55-68)	D	
(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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