



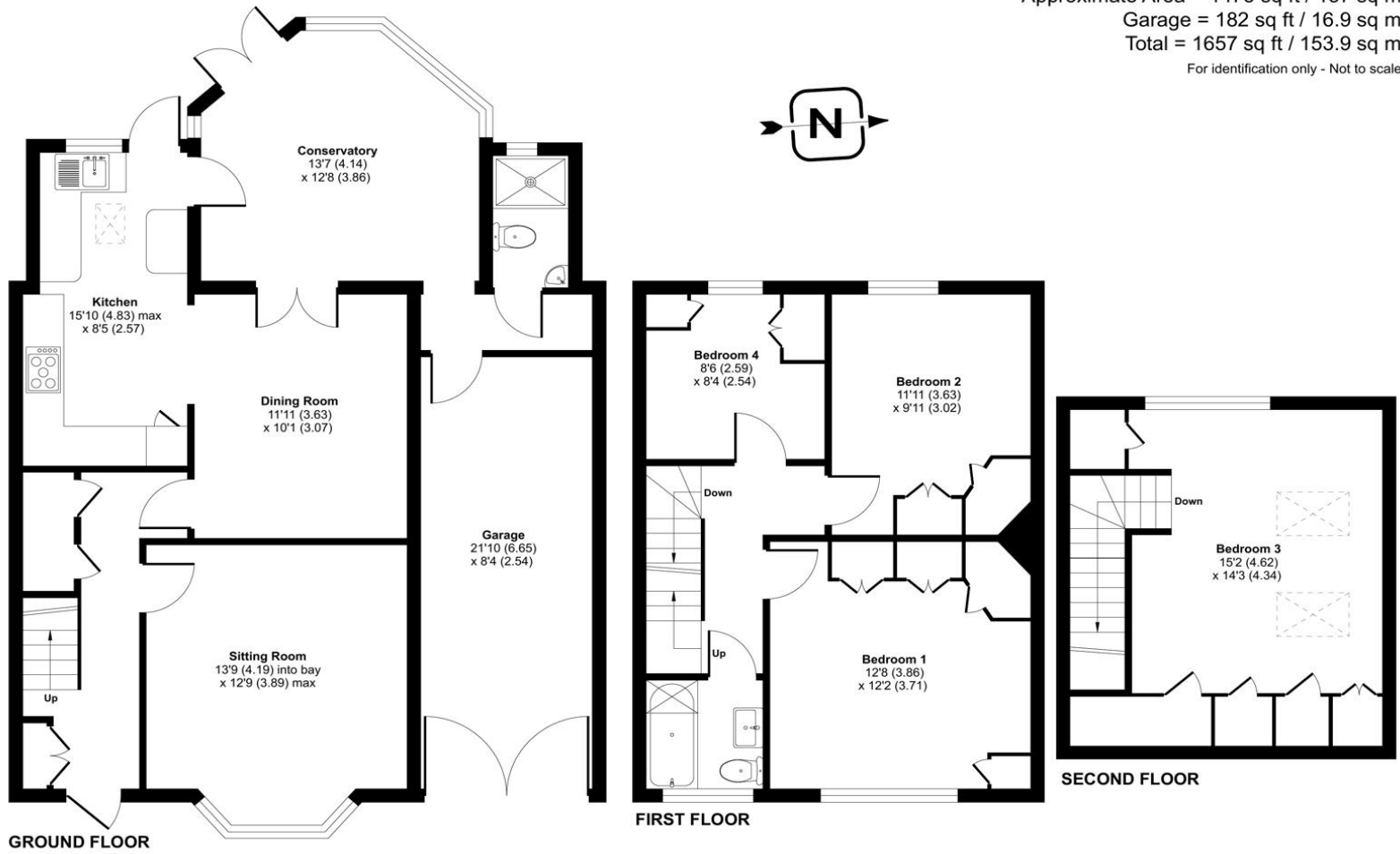
Claremont Road, Regents Park, Southampton, Hampshire, SO15 4HJ



ACCOMMODATION

This larger than average, extended semi-detached family home is wonderfully positioned within a quiet street in the always popular Regents Park district of the city and is within easy reach of the city centre, Shirley High Street, the central railway station, as well as schooling for all ages and access to the M27 motorway network, making it a convenient location for all. The generously sized accommodation, accessed from the welcoming entrance hallway comprises a cosy sitting room with a beautiful feature bay window, a spacious kitchen/dining room with an array of wall, base and drawer units and access out to the lovely, bright and conservatory with views across the rear garden. A convenient downstairs shower room completes the ground floor accommodation. Upstairs, are three of the bedrooms, all benefitting from fitted wardrobes and cupboard space as well as being served by the family bathroom. Stairs lead up to the second floor where a large double bedroom with plenty of eaves storage can be found. Outside, there is ample driveway parking to the front of the house as well as a single garage, which boasts power and lighting. To the rear is a good-sized enclosed and private garden for all to enjoy when the sun is shining.

Approximate Area = 1475 sq ft / 137 sq m
 Garage = 182 sq ft / 16.9 sq m
 Total = 1657 sq ft / 153.9 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	79
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1117138



SITUATION

Regents Park and Shirley have proved to be popular residential areas, with extensive shopping facilities found nearby in Shirley High Street. The central railway station is found adjacent to Commercial Road and the city centre is a short distance away boasting numerous pleasant parks, the West Quay shopping mall, numerous bars, restaurants and cinemas. Freemantle Lake Park and St James Park offer outdoor recreational space and the indoor swimming pool in Kentish Road is a popular neighbourhood facility. Schooling for all ages is found close by.



SPECIFICATION

- Semi-detached family home
- Within walking distance of Shirley High Street
- Close proximity to the city centre
- Two reception rooms and conservatory
- Four well-proportioned bedrooms
- Family bathroom and additional shower room
- Enclosed rear garden
- Garage and driveway parking
- Gas central heating

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: C

GUIDE PRICE

Asking Price £450,000

TENURE

Freehold

SERVICES

Mains Gas, Electricity, Water and Drainage