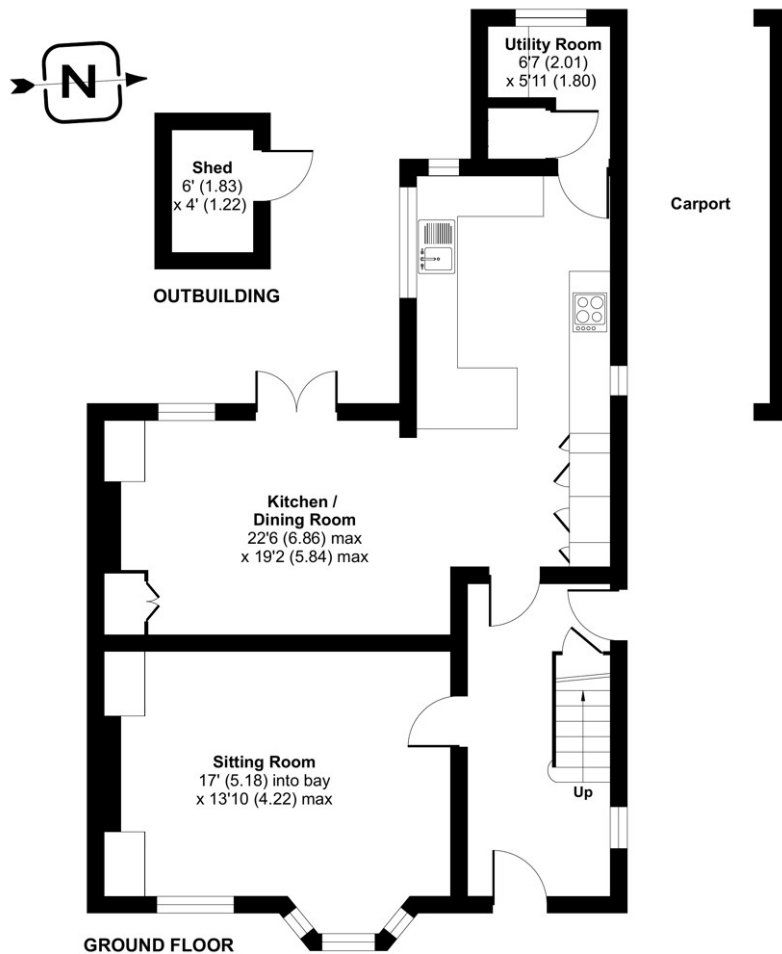




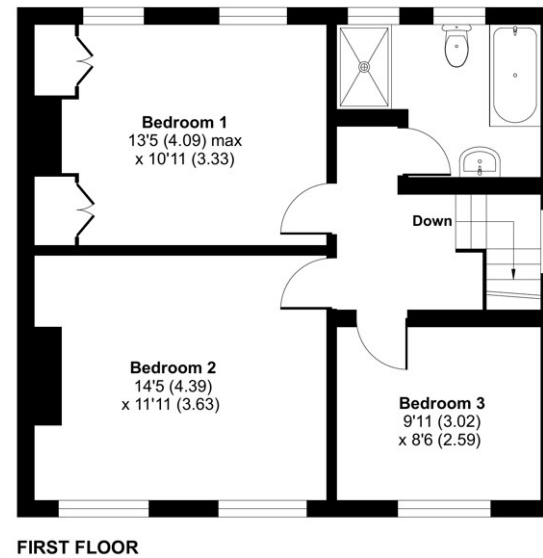


ACCOMMODATION

Charters are delighted to offer for sale this wonderfully charming Herbert Collins home. Constructed in the 1920s, this property has been greatly improved by the current owners. Sit favourably within the highly sought after location of the Bessett Green estate, you are well served for easy access to the University, the airport, the local railway station, the M3 & M27 motorway networks and the city centre. The well-presented accommodation on the ground floor comprises a welcoming entrance hallway with original wooden flooring, and doors to the 17-foot sitting room with feature bay window and wood burner. To the rear is the 'hub of the home' remodelled, open plan kitchen/ dining/ family room which provides the ideal space for entertaining and enjoys a pleasant outlook over the garden. There is also a very handy utility room and the potential to add a downstairs WC to the rear of the property. The first-floor landing provides access to the loft space and internal doors to the three bedrooms, all served by the generously sized four-piece family bathroom. The principal bedroom boasts built in storage and feature fireplace. Outside, there is driveway parking to the front of the house along with a car port to the side of the property. Externally there is a generously sized rear garden, mainly laid to lawn, with shrub borders and a patio area ideal for BBQs in the summer months. The garden backs on to the local tennis courts.



Approximate Area = 1326 sq ft / 123.1 sq m (excludes carport)
 Outbuilding = 24 sq ft / 2.2 sq m
 Total = 1350 sq ft / 125.4 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		76
(55-68)	D	57	
(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: 1080651



SITUATION

The property enjoys a superb location with convenient access to the centre of Southampton and its abundance of facilities and amenities that include shops, restaurants, bars and cinema. Ocean Village Marina, West Quay and Oxford Street have many vibrant restaurants and contemporary bars. The location also benefits from easy access to the M27 and M3 for commuters. Swaythling station is within close proximity, which is excellent for commuting to Winchester and Southampton Central.



SPECIFICATION

- Driveway parking & car port
- Impressively remodelled and improved family home
- Renowned Herbert Collins build
- Large open plan kitchen/dining/ family room
- 17 foot sitting room with bay window
- Utility room
- 4-piece family bathroom
- Generously sized rear garden backing onto tennis courts

LOCAL AUTHORITY

Southampton City Council
Council Tax Band D

GUIDE PRICE

Asking Price £435,000

TENURE

Leasehold - 999 year lease

Years remaining - 902

Annual Ground Rent: £9

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.