



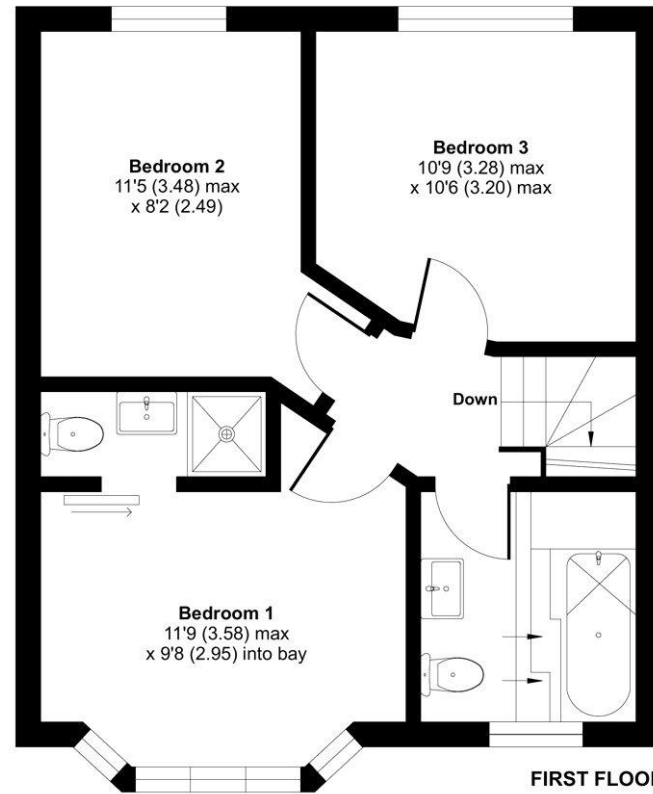
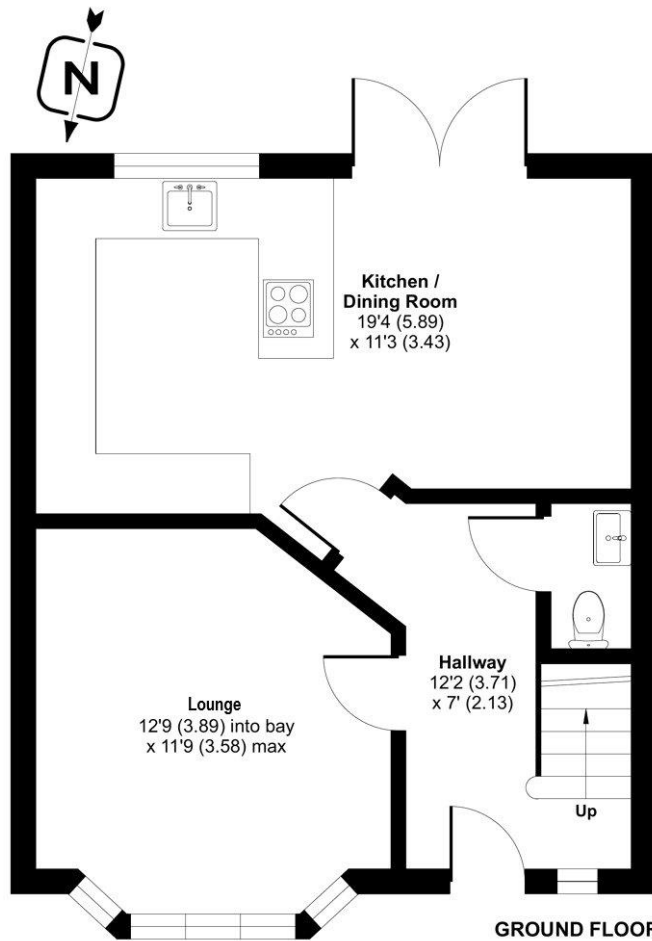


ACCOMMODATION

This well presented three-bedroom semi-detached house is positioned in a small no through road and ideally placed for access to the University campus, the extensive shopping facilities in Portswood Broadway, the common and the city centre. The stylish interior comprises a reception hall with a cloakroom and the front aspect lounge with a bay window. A notable feature is the impressive open plan kitchen/dining room that has a range of wall and base units adorned with granite work surfaces, offering an excellent social space with doors opening to the deck. On the first floor, the landing allows access to the principal bedroom that has the added advantage of an en-suite shower room. Two further bedrooms are served by the family bathroom that displays a modern three-piece white suite. There is a small area to the front with permit parking available in the street. A side gate leads to the rear garden that boasts a southerly facing aspect with a raised deck while the remainder of the garden is laid to lawn for minimal maintenance.

Approximate Area = 940 sq ft / 87.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	65	
(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). ©nlschem 2024. Produced for Charters Estate Agents Limited. REF: 1083963



SITUATION

Highfield is a highly sought-after residential area and is a short distance from The Common, city centre and the main university campus. Extensive shopping facilities that includes Sainsbury's and Waitrose, together with cafes and bars, are found nearby in Portswood Broadway. The Jubilee sports hall has a gym and an indoor swimming pool located in University Road and The Turner Sims concert hall is close by. A variety of popular pubs are within close proximity and the M3 and M27 motorway networks are easily reached. The Parkway railway station (opposite the international airport) provides a fast route to Waterloo.



SPECIFICATION

- Highly sought after residential area
- Small no through road location ideal for the University
- Stylish interior in good decorative order
- Hallway with a cloakroom
- Front aspect lounge
- Superb open plan kitchen/dining room
- Three bedrooms, en-suite shower & family bathroom
- South facing garden with a large sun deck

LOCAL AUTHORITY

Southampton City Council
Council Tax Band C

GUIDE PRICE

Guide Price £425,000

TENURE

Freehold