



Foundry Lane, Freemantle, Southampton, Hampshire, SO15 3FX



## ACCOMMODATION

This beautifully maintained, tastefully decorated and stylishly presented two-double bedroom house is conveniently located within easy reach of nearby schools, shops, Shirley High Street, the bustling city centre, West Quay shopping centre, railway station, and the M27 motorway network making it the ideal family home for all daily amenities. The current owners have created a wonderful mix of old and new inside the home, and it is a brilliant example of a 'modern Victorian' house. Full of charm, character, picture rails, ornate coving, stripped wooden floorboards, and working feature fireplaces this really is a pretty home, inside and out. The generously sized accommodation comprises a lounge with a bay window, a dining room with clever storage space created recently, a country cottage-style kitchen with terracotta tiled flooring on the ground floor, whilst upstairs you will find the two double bedrooms and larger than average bathroom. There is a low maintenance garden to the rear which also has gated pedestrian access. A truly lovely home with much to admire in such a handy location.

Approximate Area = 1008 sq ft / 93.6 sq m  
 Outbuilding = 105 sq ft / 9.8 sq m  
 Total = 1113 sq ft / 103.4 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		80
(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). © nichecom 2022. Produced for Charters Estate Agents Limited. REF: 814761



**SITUATION**

Shirley has proved to be a popular residential area 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 English road is a popular neighbourhood facility. Schooling for all ages is found close by.



### **SPECIFICATION**

- Stunning Victorian family home
- Two reception rooms
- Two double bedrooms
- Rear garden and rear access
- Open working fireplaces
- Many original features
- In 'ready to move into' condition
- Close to Shirley High Street and town centre

### **LOCAL AUTHORITY**

Southampton City Council

### **GUIDE PRICE**

Asking Price £270,000

### **TENURE**

Leasehold

Unexpired Years: 874

Annual Ground Rent: £3.50

Annual Service Charge: £0.00

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