





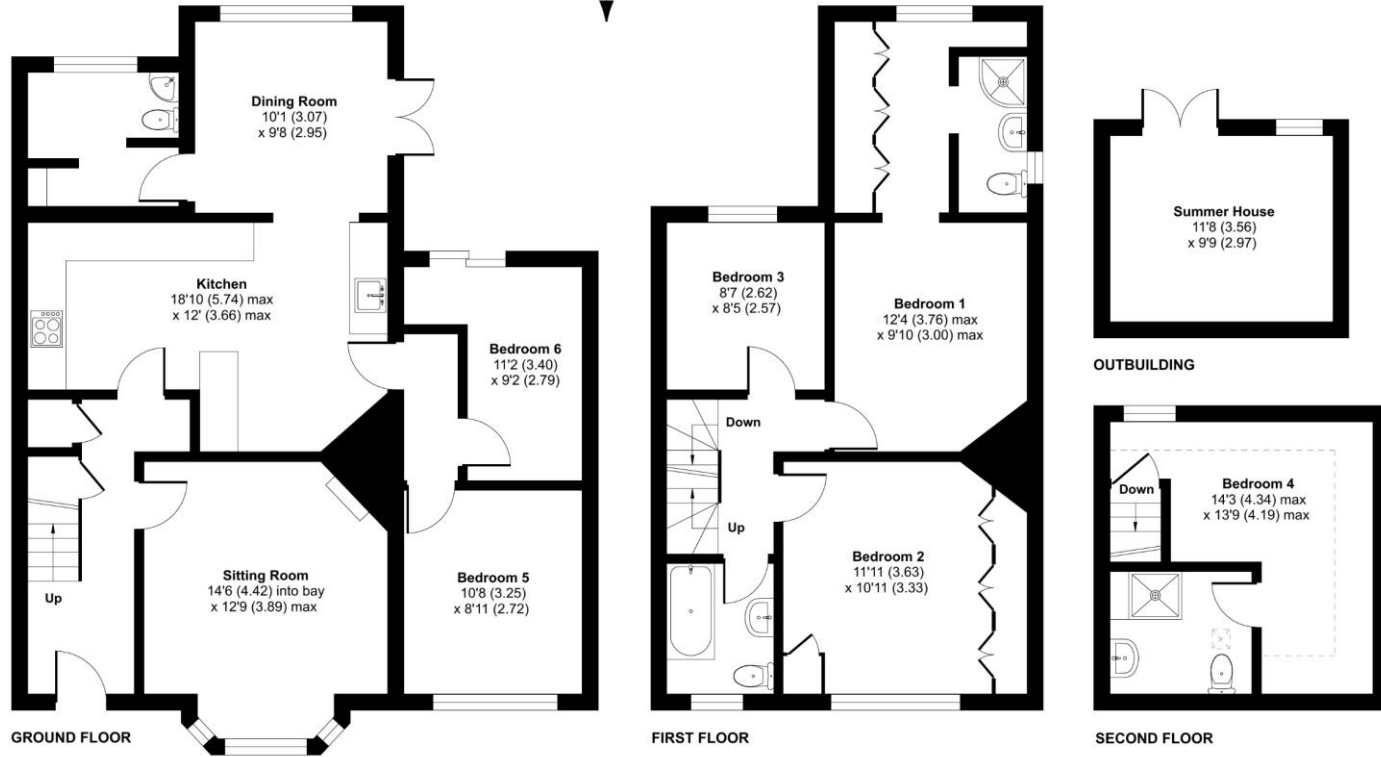
## ACCOMMODATION

This larger than average semi-detached house with two reception rooms and six bedrooms has been cleverly extended and altered in recent years to create a spacious and versatile home with enough size and flexibility in its layout to suit most families. If space is at the top of your list of criteria then this home is one you will want to see. The ground floor consists of a sitting room with bay window to the front of the house and a dining room to the rear overlooking the garden, with a generous size kitchen in the middle. The garage has been converted to create two further bedrooms. There is also a downstairs cloakroom/utility room. On the first floor are three bedrooms, with the principal enjoying an en-suite shower room and a dressing area with built-in wardrobes. Bedroom two, also with built-in wardrobes, and bedroom three are served by the family bathroom. On the second floor is a further bedroom with en-suite shower room. Externally, there is driveway parking to the front of the property and, to the rear, a large corner plot garden, mainly laid to lawn with a covered decking area for all to enjoy when the sun is shining and is a great place for the children and family pets to run around in a safe and private space. Subject to the relevant consents, the layout of the house could lend itself to being used for the HMO market. Located within a quiet and tucked away setting, the house is also conveniently just a short distance from Shirley High Street, local schools, the town centre, main railway station and the M27 motorway network making it a suitable place for all the family.

Denotes restricted head height



Approximate Area = 1593 sq ft / 148 sq m  
 Limited Use Area(s) = 54 sq ft / 5 sq m  
 Outbuilding = 114 sq ft / 10 sq m  
 Total = 1761 sq ft / 163 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	63	
(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). © n1che.com 2023. Produced for Charters Estate Agents Limited. REF: 933441



## SITUATION

Regents Park and 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 Kentish road is a popular neighbourhood facility. Schooling for all ages is found close by.



### SPECIFICATION

- Six-bedroom, semi-detached house
- Versatile and extended family home
- Potential for use as a HMO subject to consent
- Driveway parking
- Family bathroom and two en-suite shower rooms
- Two reception rooms and 18-foot kitchen
- Within easy reach of Shirley High Street and town centre
- Generous rear garden

### LOCAL AUTHORITY

Southampton City Council  
Council Tax Band C

### GUIDE PRICE

Asking Price £450,000

### TENURE

Freehold