

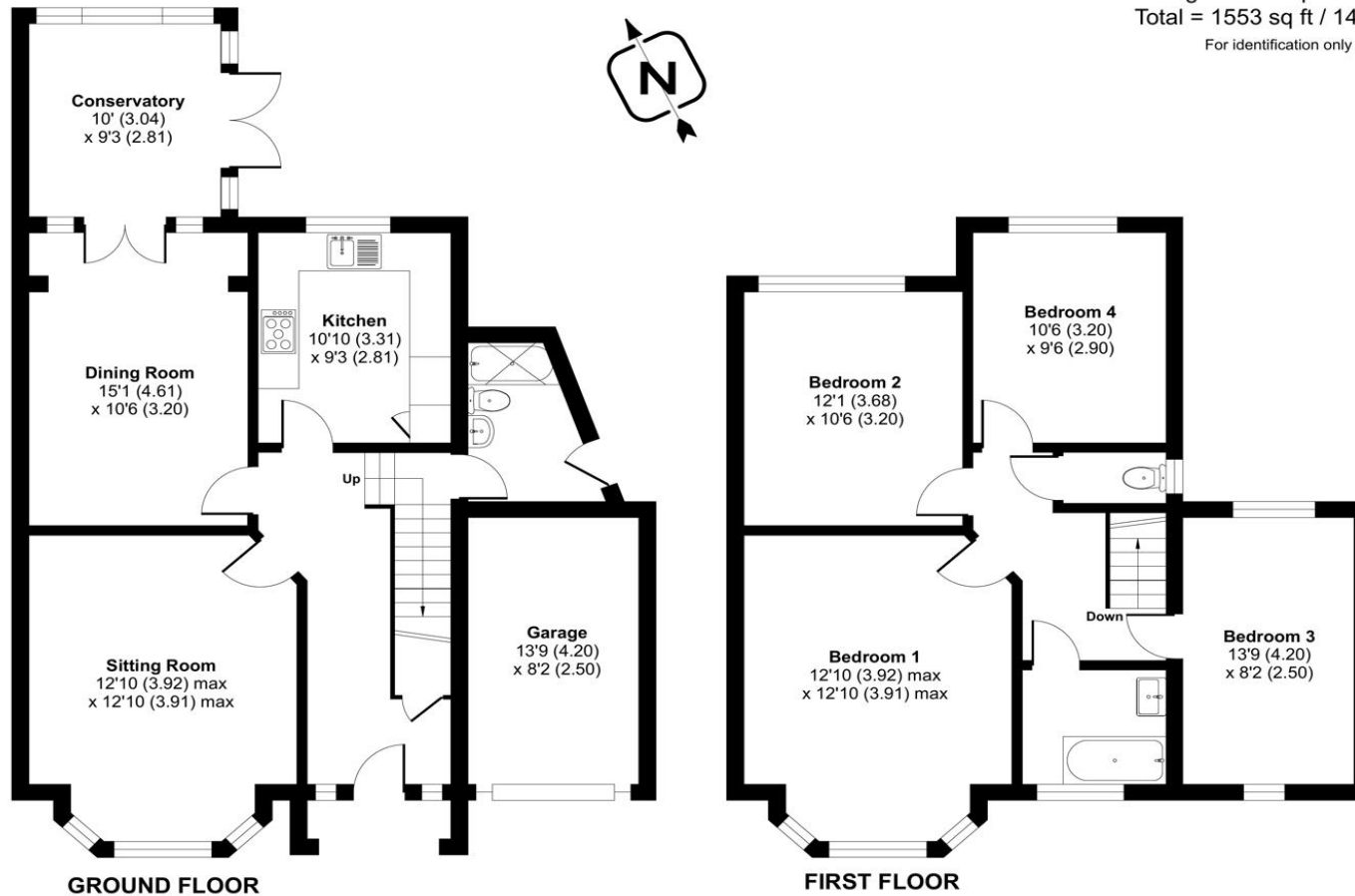




ACCOMMODATION

Located within a highly desirable road within the sought-after suburb of Upper Shirley, within easy reach of King Edward VI School, the General Hospital, the University campus, central railway station and The Common, making it perfect for the whole family. Access to the M3 & M27 motorway networks are also nearby, as are the tennis club and bowling club for those who enjoy a bit of leisure time. Offered for sale in excellent condition throughout, the home is the perfect turn key property for those wishing to not make any time costly improvements or repairs. The generously sized and favourably laid out accommodation on the ground floor comprises a welcoming entrance hallway with a very handy storage cupboard with plumbing for washing machine, and doors taking you to the lounge with feature bay window, picture rails and open fireplace with log burner, a formal dining room which is open plan to the conservatory overlooking the rear garden, the modern and stylish kitchen with integral fridge freezer and dishwasher, and the always useful downstairs shower room with WC. The first floor landing provides access to the loft space and internal doors leading to the four well proportioned bedrooms, all of which are double bedrooms and are all served by the family bathroom and additional WC. To the front, there is driveway parking and access to the garage and side gated pedestrian access to the rear garden which is very low in maintenance and provides a safe, enclosed space for all to enjoy the summer sun.

Approximate Area = 1440 sq ft / 133.7 sq m
 Garage = 113 sq ft / 10.4 sq m
 Total = 1553 sq ft / 144.1 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	78
(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	



Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charters Estate Agents Limited. REF: 1227252

SITUATION

Upper Shirley is a popular residential area with Hill Lane on its eastern boundary bordering The Common and Winchester Road on its western boundary leading to St James Park, both of which provide excellent recreational facilities and acres of green open space. Comprising predominantly 1930s characterful traditional houses, the area offers all styles of properties to suit every purchaser ranging from terraced and semi-detached houses to substantial detached family homes. There are a number of popular pubs while local shops and takeaways are found in St James road, tennis courts in Wilton road and highly regarded schooling in both the state and private sectors as well as sixth form colleges are found within the vicinity.



SPECIFICATION

- Four well proportioned bedrooms
- Bathroom & Shower room
- Garage & driveway parking
- Two reception rooms & conservatory
- Close proximity to King Edward VI school
- Walking distance to the common

LOCAL AUTHORITY

Southampton City Council
Council Tax Band C

ASKING PRICE £525,000

TENURE

Freehold