

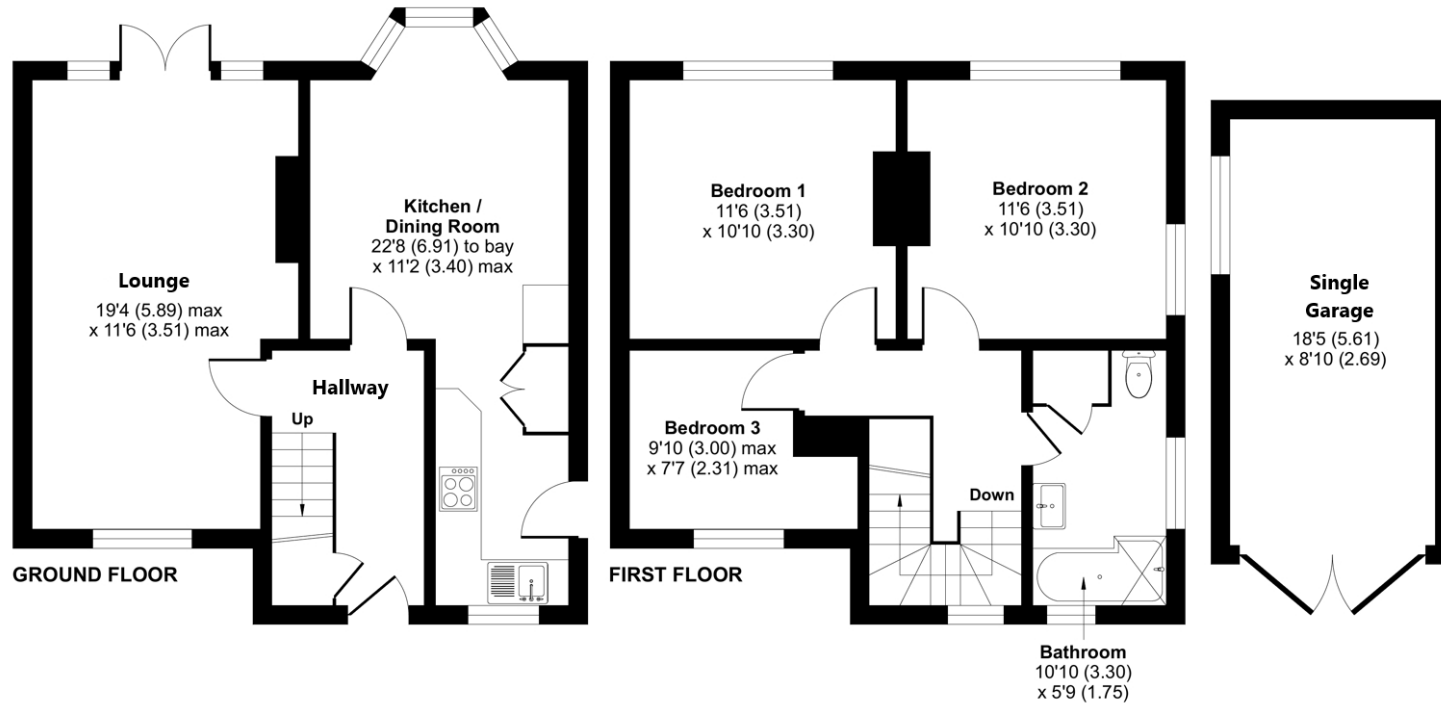




ACCOMMODATION

This end of terrace Collins house is positioned on the edge of the highly sought after Bassett Green Estate and offers a stylish, contemporary interior that must be viewed internally to be fully appreciated. Built circa 1930 by the local developer Herbert Collins, this appealing property will be of interest to purchasers seeking a traditional family home with two grass tennis courts found nearby in Ethelbert Avenue. The accommodation comprises a hallway with a useful store cupboard and quality Amtico herringbone patterned wood effect flooring flows seamlessly through to the open plan kitchen/dining room. This superb area creates an excellent social space with an attractive outlook over the rear garden. The well-appointed kitchen has a range of wall and base units with the added benefit of a side door. The dual aspect lounge is a pleasant reception room and has a log burner. On the first floor the spacious landing allows access to three well-proportioned bedrooms that are served by an impressive bathroom that displays a modern four-piece white suite. Outside, there is a front and side lawn with a gate leading to the rear garden. The large patio area is the ideal venue for al fresco dining on sunny days and warm evenings. The garden is predominantly laid to lawn with mature shrubs and plants while double gates from Bassett Green Road allow access to the driveway that provides off road parking and leads to the detached wooden single garage.

Approximate Area = 990 sq ft / 92 sq m
 Garage = 163 sq ft / 15.1sq m
 Total = 1153 sq ft / 107.1 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	70	
(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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1164167



SITUATION

The highly regarded Bassett Green Estate is well placed for access to the M3 and M27 motorway network and the Parkway railway station located opposite the international airport provides a fast route to London Waterloo in under 70 minutes. The property is a few minutes' walk from Swathling Station, which provides a connection to Southampton Airport Parkway also. The city centre with extensive shopping facilities is approximately 3.5 miles to the south and the University Campus and General Hospital are found within the vicinity. A convenience store is found nearby together with a variety of shops and cafes on High Road and schools for all ages are within easy travelling distance.

Excellent recreational facilities are found nearby at Woodmill Park, Wide Lane playing fields, the Common, sports centre and the city golf course.



SPECIFICATION

- Highly sought after Collins house
- Stylish contemporary interior
- Lounge with log burner
- Impressive open plan kitchen/dining room
- Three well-proportioned bedrooms
- Quality four-piece modern bathroom
- Driveway, off road parking & a garage
- Rear garden with attractive outlook

LOCAL AUTHORITY

Southampton City Council
Council Tax Band

GUIDE PRICE £425,000

TENURE

Leasehold
Unexpired Years: 91 |
Annual Ground Rent: £8,50
Ground Rent Increase: TBC
Ground Rent Review Period: TBC
Annual Service: £ N/A
These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.
Council Tax Band- D