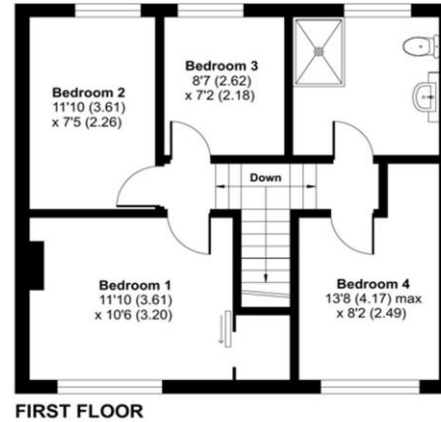
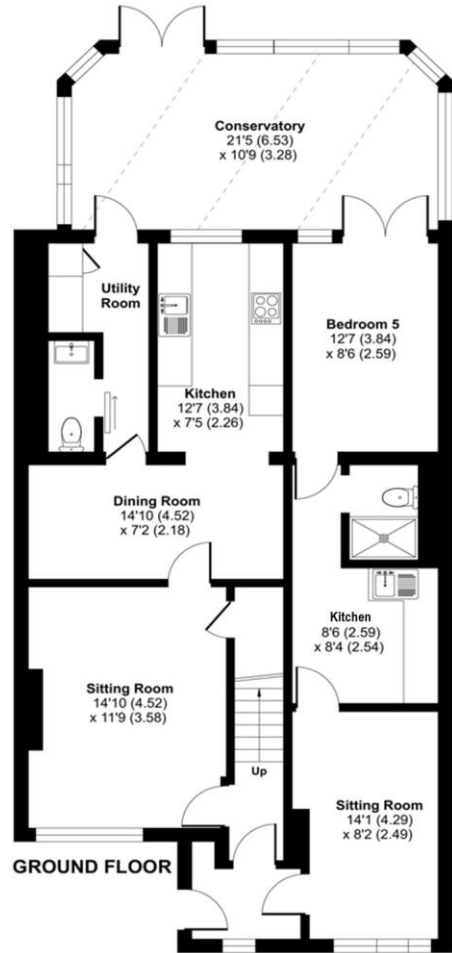


ACCOMMODATION

This larger than average family home is located within the much-requested district of Bassett Green and is conveniently placed within easy reach of the university, the airport, excellent transport links across the city, schooling for all ages and access to the M3 & M27 motorway networks, making it ideally located for the whole family. The property also has the added benefit of coming with its own self-contained one-bedroom annexe making it the perfect home for bringing generations of family together. The generously sized, extended main home which is accessed from the entrance porch, shared with the annexe, comprises a generously sized sitting room, a large open plan sociable kitchen/dining room, a handy utility room with a downstairs cloakroom and a spacious conservatory to the rear of the house overlooking the garden. The annexe accommodation downstairs includes a good-sized sitting room, kitchen, a double bedroom with access out to the conservatory and a shower room. Upstairs, the first-floor landing provides access to the loft space and to the four well-proportioned bedrooms, all of which are served by the modern and stylish family shower room. Outside, there is driveway parking to the front of the property and a very low maintenance rear garden for all to enjoy.



Approximate Area = 1733 sq ft / 161 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	70	80
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|che.com 2024. Produced for Charters Estate Agents Limited. REF: 1097045



SITUATION

Bassett is a highly sought-after residential area due to the close proximity of The University campus that provides numerous facilities including The Jubilee sports complex that has an indoor swimming pool. The Turner Sims concert hall and popular Nuffield Theatre are also found nearby that host a varied programme of cultural events. The Common, Sports Centre and City Golf Course are within a short distance and provide excellent recreational open space. Access to the M27/M3 motorway network is close by and The Parkway railway station provides a fast route to Waterloo also Southampton Airport is just 2.5 miles away. Local shops are found in Winchester Road whilst the city centre is only two miles distant boasting major high street facilities and the West Quay shopping mall and cinema restaurant complex.



SPECIFICATION

- One-bedroom self-contained annexe.
- Four-bedroom family home
- Low maintenance & enclosed rear garden
- Off-road parking
- Open plan kitchen/dining room
- Conservatory
- Close proximity to the university & airport
- Rare & unique home with plenty of space throughout

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: B

GUIDE PRICE

Asking Price £400,000

TENURE

Freehold