

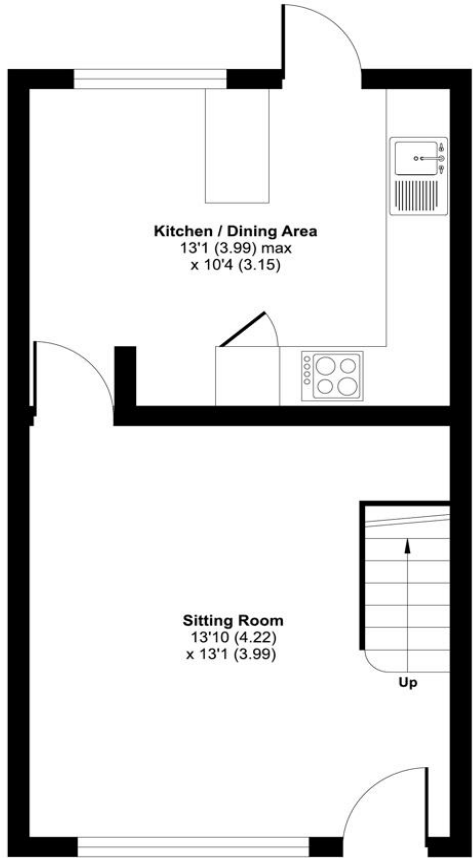


Hawfinch Close, Lordswood, Southampton, Hampshire, SO16 8HQ

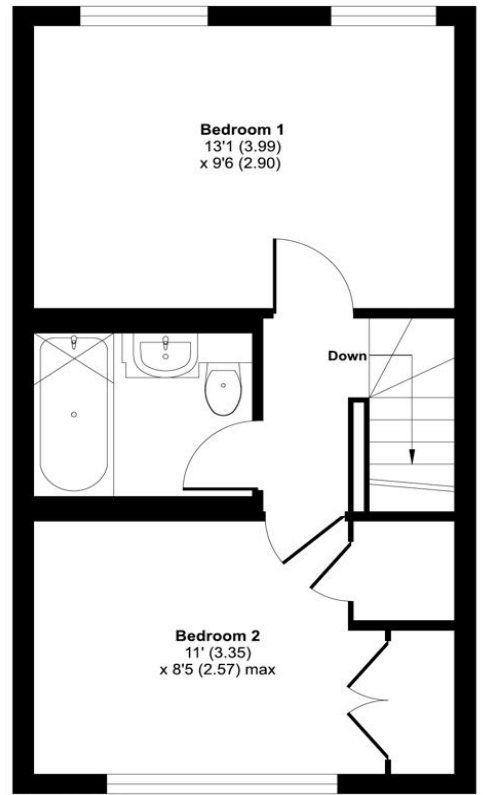


ACCOMMODATION

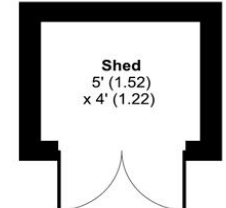
Charters are delighted to offer for sale this well presented, modern, low maintenance home that is sat at the end of a quiet no through road in the popular suburb of Lordswood. The house would make the perfect first home, whilst being ideal for those downsizing or for any buy to let landlords looking to add to their portfolio. This property is within close proximity to the general hospital, the M3 & M27 motorway network, the university campus, the 24-hour Sainsburys superstore, schooling for all ages and the vast open spaces on offer at the sports centre and the common. The ground floor accommodation comprises a generously sized sitting room with staircase leading to the first floor, and a modern kitchen/ dining area, which overlooks the rear garden and provides a pleasant space for entertaining family and friends. The first-floor landing provides access to the loft space and internal doors to the two generously sized double bedrooms, both of which are well served by the modern family bathroom. Outside, the house benefits from two allocated parking spaces to the rear, as well as there being ample on street parking to the front of the property. There is a recently landscaped, private, low maintenance garden to the rear for all to enjoy which has gated pedestrian access to the parking spaces.



GROUND FLOOR



FIRST FLOOR



OUTBUILDING

Approximate Area = 665 sq ft / 61.7 sq m
Outbuilding = 20 sq ft / 1.8 sq m
Total = 685 sq ft / 63.5 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	76	
(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). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1082597



SITUATION

Lordswood is a popular residential area with a wide variety of properties to suit the needs of every buyer. The General and Princess Anne hospitals are found close by and the golf course, sports centre and the common are a short drive away offering excellent recreational facilities with hundreds of acres of green open space. The M3 & M27 motorway networks ensures easy access to all areas of Southern Hampshire and the city centre together with Shirley high street offers extensive and varied shopping facilities. A variety of schools for all ages are found nearby.



SPECIFICATION

- Two allocated parking spaces
- Located in a quiet and tucked away setting
- Ideal first home
- Two well-proportioned bedrooms
- Close proximity to the general hospital
- Open plan kitchen/ dining area
- Modern kitchen with integrated appliances

LOCAL AUTHORITY

Southampton City Council
Council Tax Band B

GUIDE PRICE

Asking Price £270,000

TENURE

Freehold