



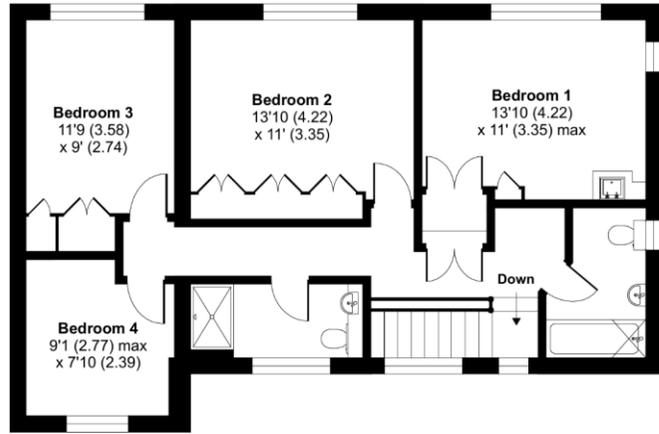


## ACCOMMODATION

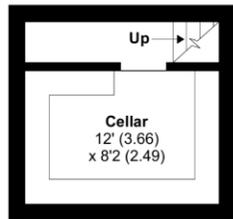
This superbly presented detached house is found on the highly favoured west side of The Avenue on a plot exceeding a quarter of an acre with a south facing garden that boasts a delightful private outlook. The spacious accommodation comprises an entrance hall with a cloakroom and a dining room that has a pleasing open aspect to the lounge. Here there is a log burner and original leaded light doors lead to the sun room with an attractive view. The stylish modern kitchen has a range of quality wall and base units adorned with granite work surfaces and the adjacent breakfast room is an excellent social space that also has a front porch. The utility room links to the remainder of the garage that provides useful workshop/storage space. On the first floor there are four well-proportioned bedrooms served by a modern bathroom and a separate shower room with space for an en-suite to the main bedroom if desired. Externally the in and out driveway provides off-road parking for several vehicles and the front garden is superbly planted. The rear garden is predominantly laid to lawn with mature shrubs and trees and the patio areas are perfectly positioned for the best of the summer sun.

Approximate Area = 2121 sq ft / 197 sq m

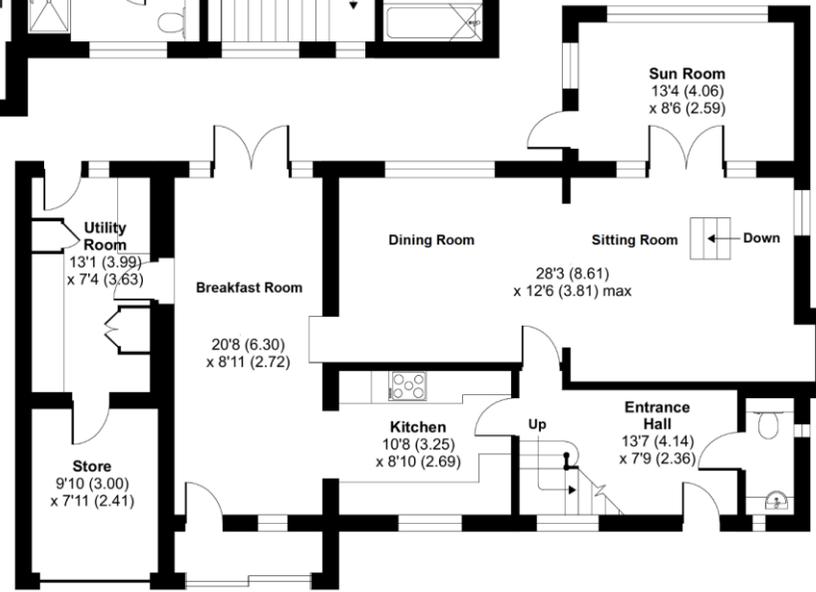
For identification only - Not to scale



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Charters Estate Agents Limited. REF: 888841



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## 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 and the Turner Sims concert hall that has a varied programme of cultural events. The Common, sports centre and city golf course are within a short distance and provide excellent recreational open spaces. Access to the M27/M3 motorway network is close by and The Parkway railway station provides a fast route to Waterloo. 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**

- Highly sought-after residential area
- Mature quarter acre plot with a south facing rear garden
- Open plan dining room and lounge with a sun room
- Stylish kitchen and adjacent breakfast room
- Four double bedrooms, bathroom and shower room
- In and out driveway providing ample parking
- Patio areas enjoying pleasant views
- Delightful and private mature rear garden

#### **LOCAL AUTHORITY**

Southampton City Council

Council Tax Band - F

#### **GUIDE PRICE**

£865,000

#### **TENURE**

Freehold