



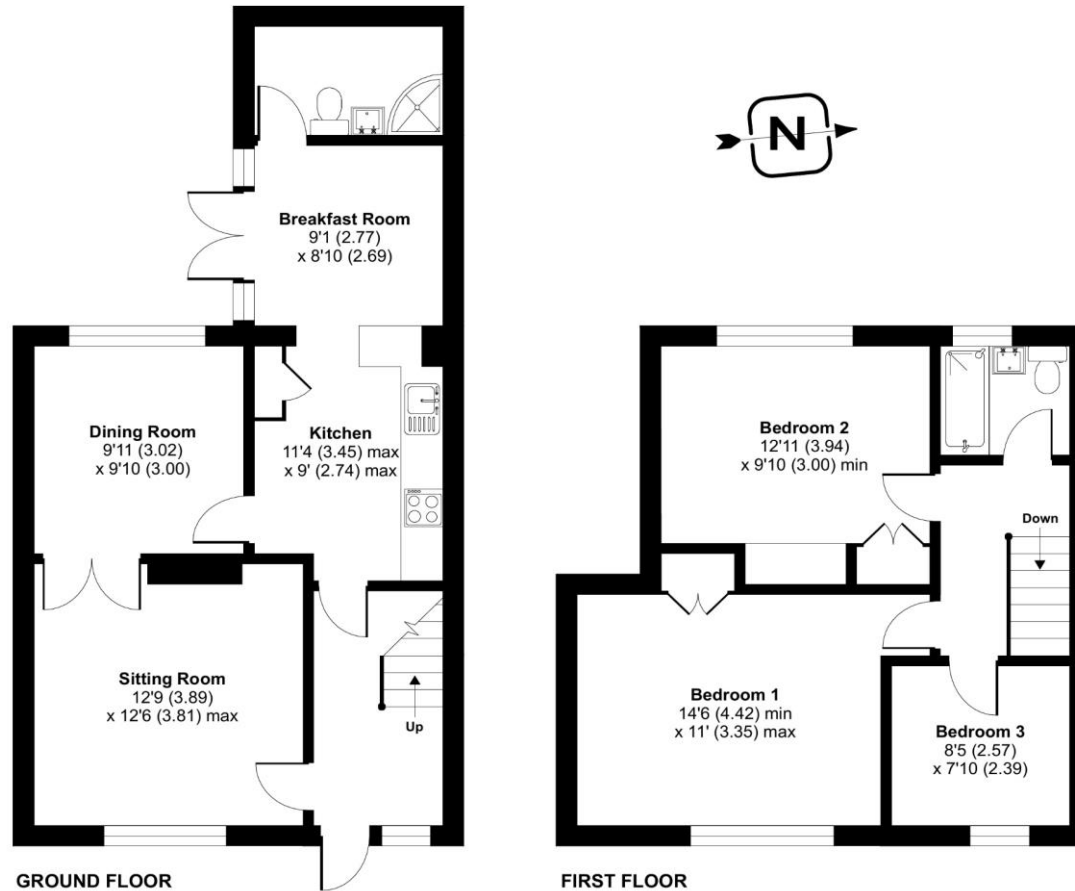


ACCOMMODATION

This well-presented, spacious family house is the perfect property for those looking for a first home and has the added bonus of being close to local primary and secondary schools, shops and supermarkets and excellent transport links via Southampton central train station and the M27 motorway. The property, which is offered in excellent condition throughout, has been extended previously to create a third reception room and an additional shower room. The accommodation on the ground floor consists of a cosy lounge, a second reception room which could be used as a dining room, a breakfast room off the kitchen and a shower room/utility room. The first floor houses the three well-proportioned bedrooms, all of which are served by the family bathroom. Outside, there is comfortable on street parking to the front, and a private, enclosed rear garden for all to enjoy.

Approximate Area = 1063 sq ft / 98.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	73	
(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/checon 2022. Produced for Charters Estate Agents Limited. REF: 917242



SITUATION

Southampton is a thriving commercial port with a population in excess of 250,000 and achieved city status in 1964 due to its contribution to trade and the economy. The city centre offers an extensive range of shopping and leisure facilities ranging from small boutique outlets to major department stores including the landmark West Quay shopping mall. Restaurants, bars and cafes cater for every taste and the Cinema de Lux offers the finest film viewing experience. Numerous pleasant parks together with The Common, City golf course and sports centre offer a wide range of leisure opportunities with hundreds of acres of green open space. Championship football is played at St Marys and the Ageas Bowl is the home of Hampshire cricket hosting domestic and international matches together with live music events. The Guildhall and Mayflower theatres host a wide and eclectic range of plays, opera, ballet and musicals and the public art gallery in the civic centre has a famous and acclaimed collection.



SPECIFICATION

- Ideal first home
- Three reception rooms
- Three bedrooms
- Bathroom and shower room
- Close proximity to The General Hospital
- Easy access to M27 motorway network
- Ideal first home

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: C

GUIDE PRICE

Asking Price £275,000

TENURE

Freehold