



Redbridge Hill, Maybush, Southampton, Hampshire, SO16 4LY

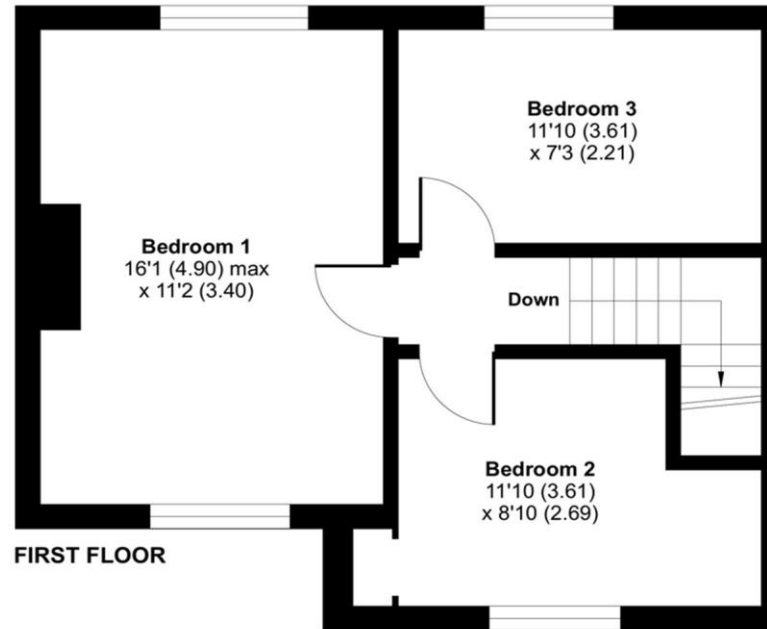
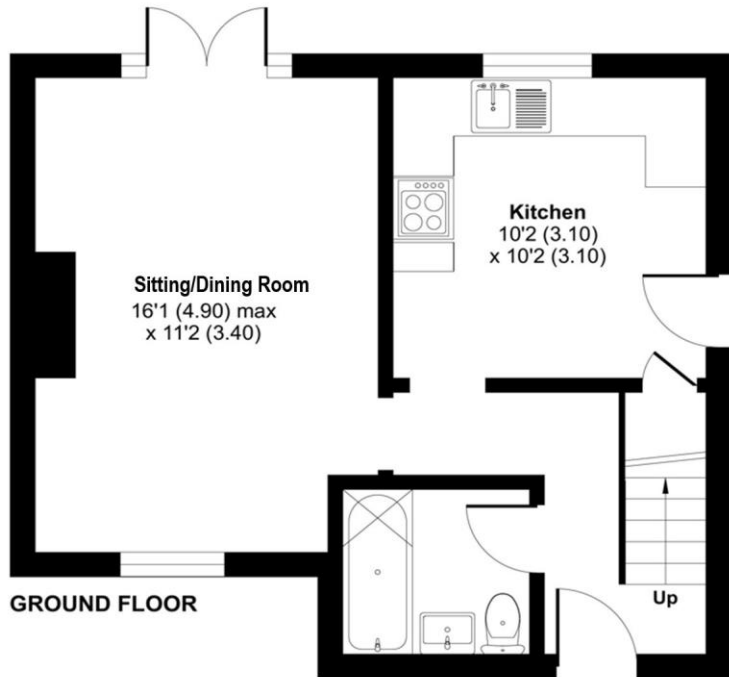


ACCOMMODATION

Located with close proximity of The General Hospital, schooling for all ages, Shirley's bustling and busy high street, local shops, and access to the M27 motorway network is this three-bedroom end of terrace house, which is the ideal property for first time buyers, those downsizing, and any buy to let landlords looking to add to their portfolio. This family home is set back off of the road and benefits from the potential of off-road parking, subject to the relevant planning consents to drop the kerb as well as a good-sized rear garden. Once inside, the ground floor accommodation comprises a welcoming entrance hallway leading through to a generously sized dual aspect sitting/dining room, with French doors opening out onto the rear garden. A modern kitchen, with an integrated fridge freezer, ceramic sink and space a for washing machine and tumble dryer and a stylish family bathroom complete the downstairs accommodation. Upstairs, the first-floor landing provides access to the loft space and three well-proportioned bedrooms. Externally, to the front of the house, there is the aforementioned potential for off-road parking for two vehicles (stpp) and a large rear garden, mainly laid to lawn with a patio terrace ideal for al fresco dining during the summer months.

Approximate Area = 814 sq ft / 75.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(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	



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: 1106594



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. Premier league 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, Mayflower and Nuffield 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
- End of terrace
- Dual aspect generously sized sitting/dining room
- Three well-proportioned bedrooms
- Large rear garden
- Hardstanding area to the front providing potential parking stpp
- Gas fired central heating & double glazing throughout
- Close proximity to The General Hospital
- Gas fired central heating & double glazing throughout

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: B

GUIDE PRICE

Asking Price £280,000

TENURE

Freehold

SERVICES

Mains Gas, Electricity, Water and Drainage