

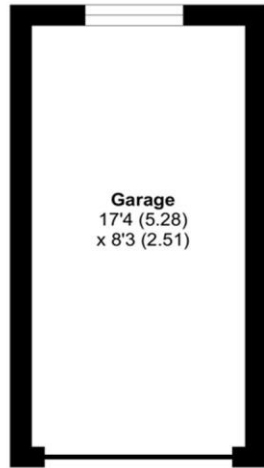


Charles Knott Gardens, Banister Park, Southampton, Hampshire, SO15 2TG

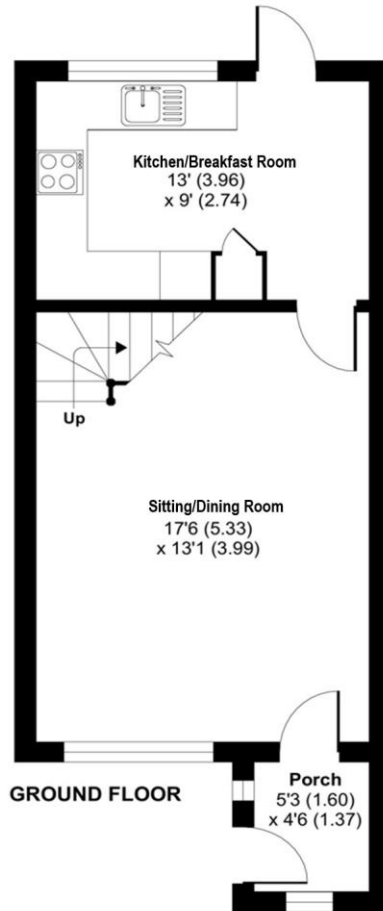


ACCOMMODATION

Charters are delighted to offer for sale this rare to market opportunity to live within the much requested and highly desirable Charles Knott Gardens, located in the Banister Park district of the city. Available to purchase for the first time in several years, the house benefits from being available with no forward chain. Locally, you are within easy reach of the city centre, access to the M3 motorway network, the central railway station, the open spaces on offer at Southampton Common and the bars, cafes and restaurants in London Road and Bedford Place. The property is the perfect home for first time buyers, those downsizing and may also suit any landlords looking to add to their buy to let portfolio. The ground floor accommodation accessed via the handy entrance porch and comprises a generously sized sitting/dining room and a kitchen/breakfast room, with an array of wall, base and drawer units and access out to the rear. Upstairs, the first-floor landing provides access to the loft space and two well-proportioned double bedrooms, both with fitted wardrobes and both are served by the family bathroom. Outside, there is driveway parking to the side of the house leading to a single garage and a low maintenance, private and enclosed garden for all to enjoy.



Garage
17'4 (5.28)
x 8'3 (2.51)

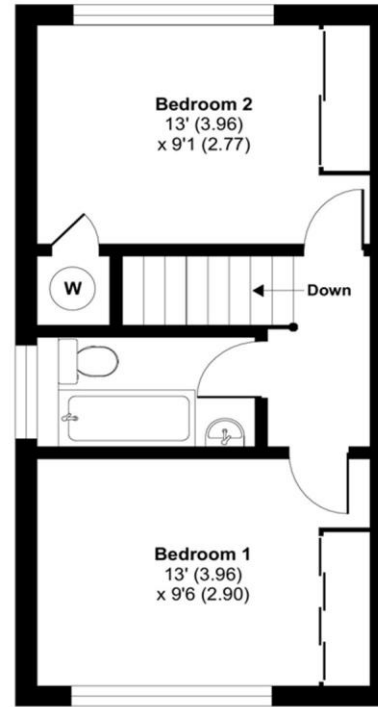


GROUND FLOOR

Kitchen/Breakfast Room
13' (3.96)
x 9' (2.74)

Sitting/Dining Room
17'6 (5.33)
x 13'1 (3.99)

Porch
5'3 (1.60)
x 4'6 (1.37)



FIRST FLOOR

Bedroom 2
13' (3.96)
x 9'1 (2.77)

Bedroom 1
13' (3.96)
x 9'6 (2.90)

Approximate Area = 734 sq ft / 68.2 sq m
Garage = 144 sq ft / 13.4 sq m
Total = 878 sq ft / 81.6 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	63	
(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: 1097972



SITUATION

Banister Park is a very popular and sought after residential area being conveniently placed for a level walk to the city centre in approximately ten minutes with the Common also found close by. The central railway station is found just off Commercial Road whilst a variety of local shops, bars and cafes are nearby in Bedford Place with a Co-Op convenience store found in Archers Road. The city centre features numerous pleasant parks and extensive high street shopping facilities including the West Quay shopping mall that now boasts a multitude of restaurants and the impressive Cinema de Lux. Frequent bus services pass nearby serving all parts of the city.



SPECIFICATION

- No onward chain
- Garage & driveway parking
- Two well-proportioned bedrooms
- Quiet no through road
- Highly desirable Banister Park address
- Low maintenance & private rear garden
- Ideal first home or investment opportunity
- Close proximity to the city centre

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: C

GUIDE PRICE

Asking Price £325,000

TENURE

Freehold