



Wilton Gardens, Upper Shirley, Southampton, Hampshire, SO15 7QS

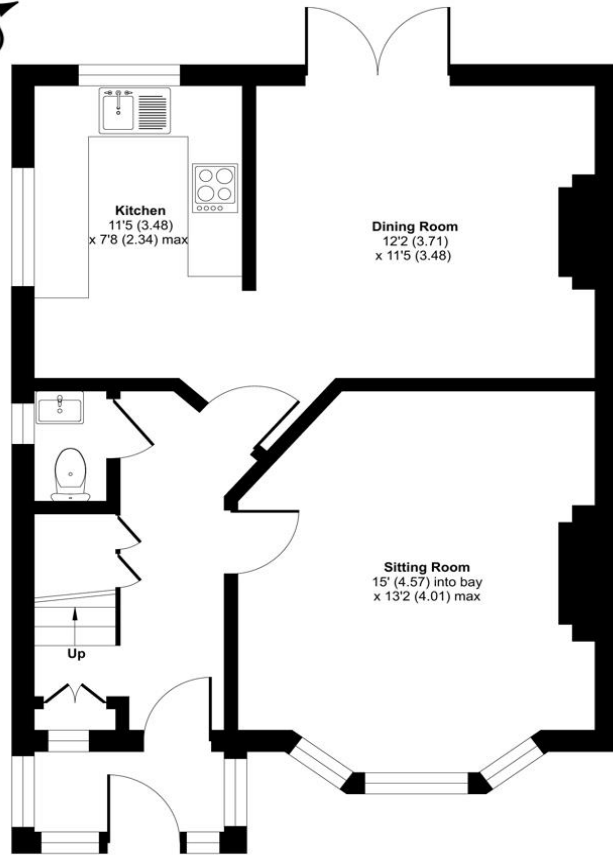


ACCOMMODATION

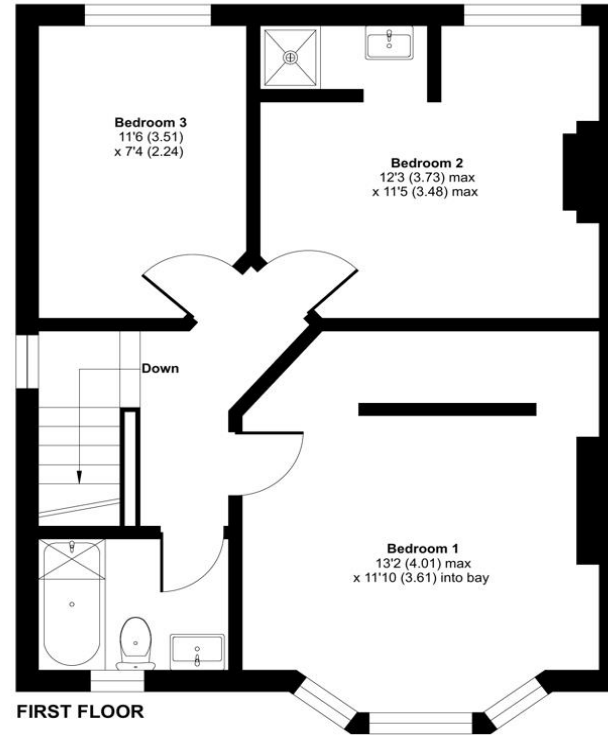
Charters are delighted to offer for sale this delightful, charming, and well-presented detached family home in the heart of the much requested and highly desirable Upper Shirley district of Southampton. The house is located within easy reach of King Edward VI co-educational private school, Sir Richard Taunton sixth form college, and other excellent educational facilities. You are also well placed for access to the city centre, the central railway station, the general hospital and university. The vast open spaces of the common and the sports centre are also nearby. The well-presented and favourably laid out accommodation, has been fully renovated and improved by the current owners. Accessed via a handy front entrance porch, the ground floor comprises a generously sized sitting room with stunning bay window, wood flooring and newly installed eco log burner, a separate dining room also with wood flooring and feature fireplace with new granite hearth, and a dual aspect, country cottage style kitchen. There is also the always handy ground floor cloakroom. The first-floor landing provides access to the loft space and there are internal doors to the three well-proportioned bedrooms. The generous principal bedroom boasts a partially sectioned off dressing area, while the second bedroom boasts an en-suite shower & wash hand basin. There is also a modern family bathroom to complete the accommodation. Outside, there is driveway parking to the front of the house and gated pedestrian access to the rear of the house where you will find the private, enclosed, low maintenance garden mainly laid to lawn with a patio area laid by the current owners. The rear garden also benefits from outside power. Further enhancements include a new combi boiler. This property benefits from planning permission for a single storey side and front extension ref 22/00382/FUL. Proposed elevations available upon request.

Approximate Area = 1100 sq ft / 102.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 69 | 82 |
| (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: 1078941



SITUATION

Upper Shirley is a popular residential area with Hill Lane on its eastern boundary bordering The Common and Winchester Road on its western boundary leading to St James Park, both of which provide excellent recreational facilities and acres of green open space. Comprising predominantly 1930s characterful traditional houses, the area offers all styles of properties to suit every purchaser ranging from terraced and semi-detached houses to substantial detached family homes. There are a number of popular pubs while local shops and takeaways are found in St James road, tennis courts in Wilton road and highly regarded schooling in both the state and private sectors as well as sixth form colleges are found within the vicinity.



SPECIFICATION

- Three well-proportioned bedrooms
- Driveway parking
- Low maintenance rear garden
- Family bathroom & en-suite shower room
- Ground floor WC
- Two reception rooms
- Much desired Upper Shirley address
- Close proximity to King Edward VI & Tauntons

LOCAL AUTHORITY

Southampton City Council
Council Tax Band D

GUIDE PRICE

Offers Over £450,000

TENURE

Freehold