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Bassett Avenue, Bassett, Southampton, Hampshire, SO16 7DP





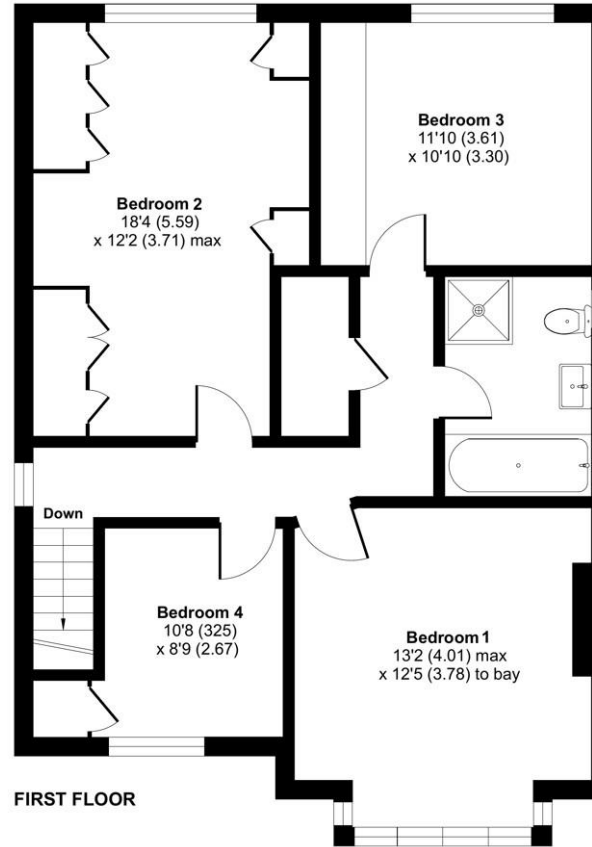
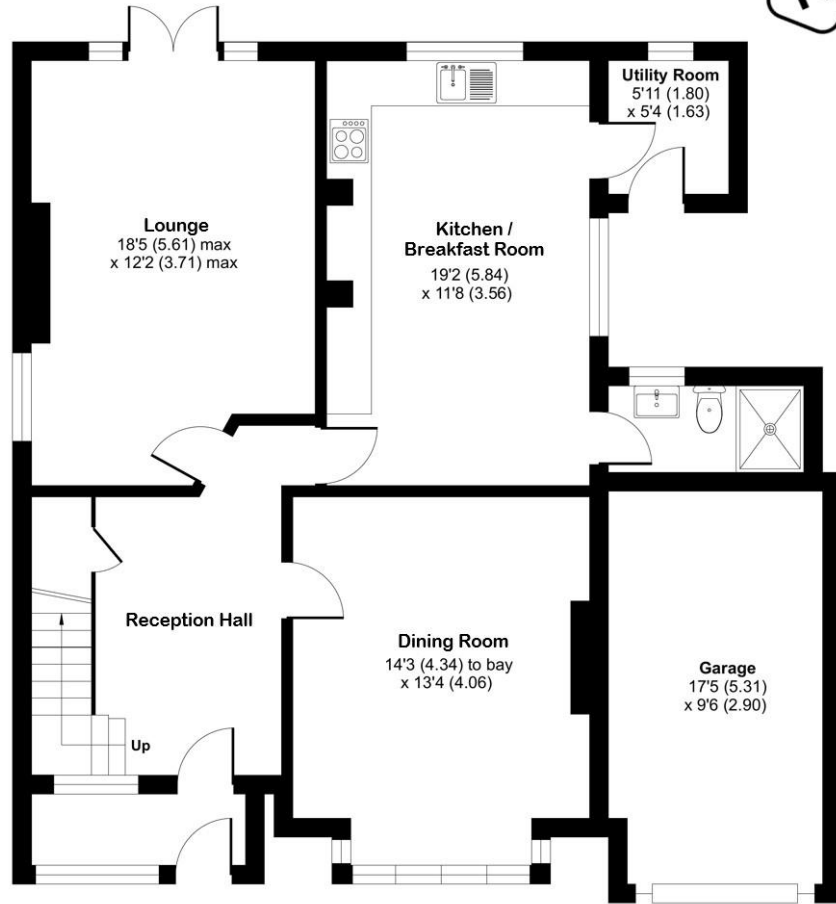
## ACCOMMODATION

This character detached house is situated on the highly favoured west side of Bassett Avenue and is set 76' back from the road with mature trees and shrubs creating natural privacy. The spacious accommodation comprises a large hallway that provides a warm welcome and there are two well-proportioned reception rooms. The kitchen/breakfast room has ample space for informal dining and is generous in size with an extensive range of wall and base units adorned with granite work surfaces. There is also a useful utility room and a well-appointed shower room. The first floor layout comprises three double bedrooms and one single served by a four-piece bathroom while there is scope, subject to the necessary consents, to build above the garage to provide an en-suite and dressing room to the main bedroom. Outside there is parking and turning for several vehicles and an integral garage. The level rear garden has a good degree of privacy enjoying a southerly and westerly aspect being predominantly laid to lawn with mature shrubs together with a patio approached from the lounge.



Approximate Area = 1926 sq ft / 178.9 sq m (includes garage)

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	85
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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 2023. Produced for Charters Estate Agents Limited. REF: 955234



### SITUATION

Bassett is a popular residential suburb forming a large part of north Southampton and offering potential homeowners diversity of property as well as being a pleasant environment to live in. Excellent recreational facilities are provided by the common, sports centre and the city golf course that boast a thousand acres of green open space whilst Stoneham golf and Chilworth golf club offer further facilities for the serious enthusiast. Bassett is superbly connected with access to the M3 and M27 motorways that allow access to regional towns and cities whilst The Parkway railway station is located opposite the international airport that has a fast route to London Waterloo. The University campus is found nearby in Highfield whilst the General Hospital is less than two miles distant. A wide variety of popular schools from nursery age upwards are found within the vicinity both in the public and private sector.





#### **SPECIFICATION**

- No forward chain
- Close to the Common and University
- Character family home with west-facing garden
- Two separate reception rooms
- Large kitchen/breakfast room
- Utility and shower room
- Four well-proportioned bedrooms
- 76' long front garden with ample parking
- Integral garage

#### **LOCAL AUTHORITY**

Southampton City Council  
Council Tax Band F

#### **GUIDE PRICE**

Offers In Excess Of £600,000

#### **TENURE**

Freehold