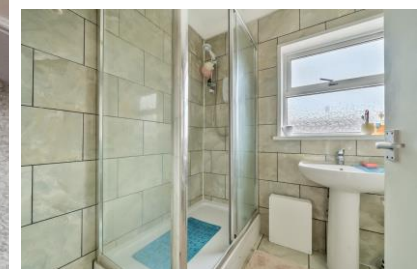




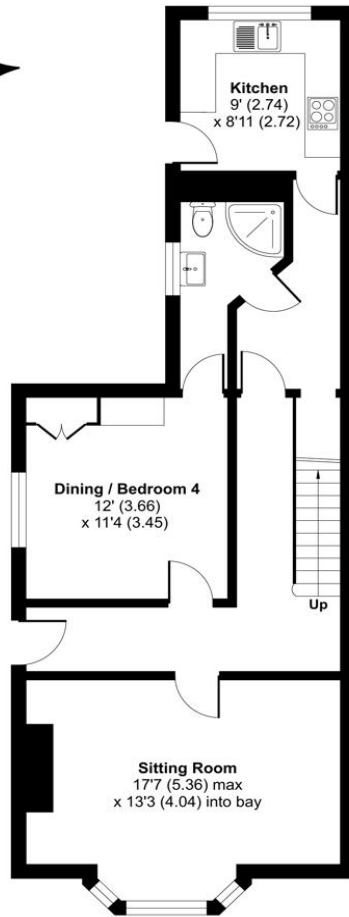
Derby Road, St Marys, Southampton, Hampshire, SO14 0DQ



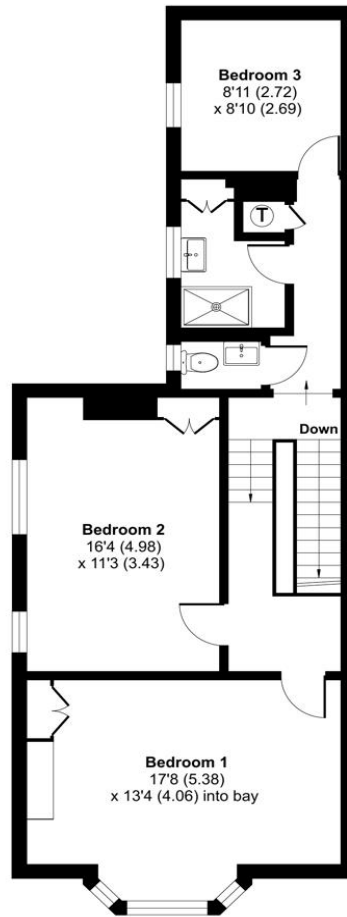


## ACCOMMODATION

This period property is offered to the market with no forward chain offering versatile living accommodation for all families to utilise. This deceptively spacious three/four-bedroom end of terraced house makes an ideal home for larger families or a great investment opportunity due to an expected high rental value. As you come through the entrance hallway, you will be greeted by the front sitting room accommodated by a large bay window allowing an array of natural light the stream through. Additionally, the separate dining room could also be utilised as a downstairs bedroom making it versatile for all living needs. The small kitchen with an array of storage cupboard space and worktop surface area leads through to the low-maintenance rear garden accommodated by rear access. A downstairs shower room completes the ground floor accommodation. On the first floor, you are greeted by a large landing space leading to all the accommodation on offer. The principal bedroom is positioned to the front of the home with a large feature bay window and ample space for wardrobes and storage. There is an additional large double bedroom and a single bedroom with all being serviced by the main upstairs family shower room. Externally is the west aspect facing courtyard garden, with the potential to be improved and become a perfect area for socialising with friends and family alike.

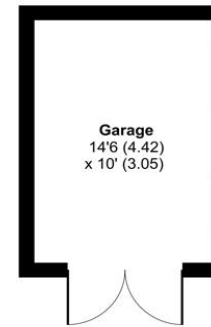


GROUND FLOOR



FIRST FLOOR

Approximate Area = 1418 sq ft / 131.7 sq m  
 Garage = 145 sq ft / 13.4 sq m  
 Total = 1563 sq ft / 145.2 sq m  
 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>		77
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Charters Estate Agents Limited. REF: 1088387



## 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, 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**

- 3-4 bedroom end of terrace house
- Sitting room with bay window
- Separate kitchen with rear access
- Two shower rooms
- Courtyard garden
- Garage

#### **LOCAL AUTHORITY**

Southampton City Council  
Council Tax Band: B

#### **PRICE**

Offers in Excess of £300,000

#### **TENURE**

Leasehold  
Unexpired Years: 859  
Annual Ground Rent: £5  
Ground Rent Increase: N/A  
Ground Rent Review Period: N/A  
Annual Service: N/A  
These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.