



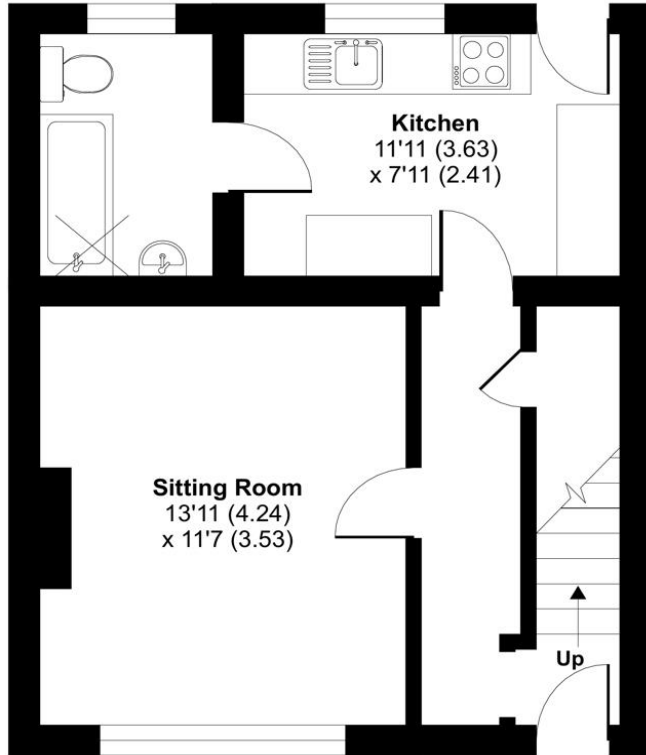


## ACCOMMODATION

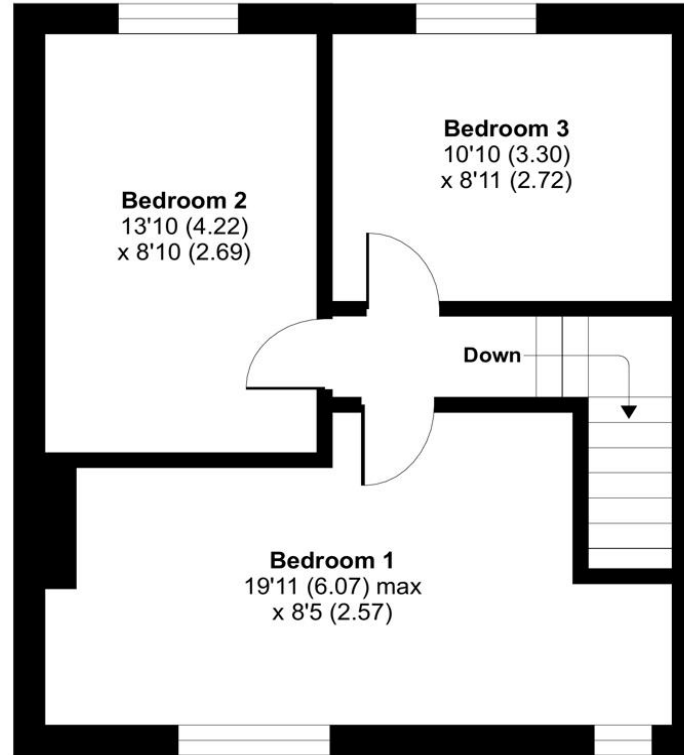
A generously sized three-bedroom family home, conveniently situated just a short walk away from The General Hospital and within easy reach of Shirley High Street, schooling for all ages, local shops, and excellent transport links across the city. A perfect first home, or an ideal choice for any buy to let landlords, this property is offered to the market with no onward chain. With modern neutral décor throughout, the well-proportioned ground floor accommodation comprises a spacious and bright sitting room, a contemporary fitted kitchen, and the family bathroom. The first floor houses the three well-proportioned double bedrooms and there is also access to the usable loft space. To the rear there is a private, enclosed garden for all to enjoy when the sun is shining, with side access, and to the front there is off road parking for one vehicle as well as ample parking on street for residents.



Approximate Area = 879 sq ft / 81.7 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		82
(69-80)	C		
(55-68)	D	59	
(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: 1102795



**SITUATION**

Southampton 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 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**

- No onwards chain
- Off road parking
- Three bedrooms
- Close proximity to general hospital
- Enclosed rear garden
- Modern fitted kitchen
- Ideal first home or buy to let opportunity

#### **LOCAL AUTHORITY**

Southampton City Council  
Council Tax Band B

#### **GUIDE PRICE**

Asking Price £270,000

#### **TENURE**

Freehold

#### **SERVICES**

Mains gas, water, electricity and drainage