

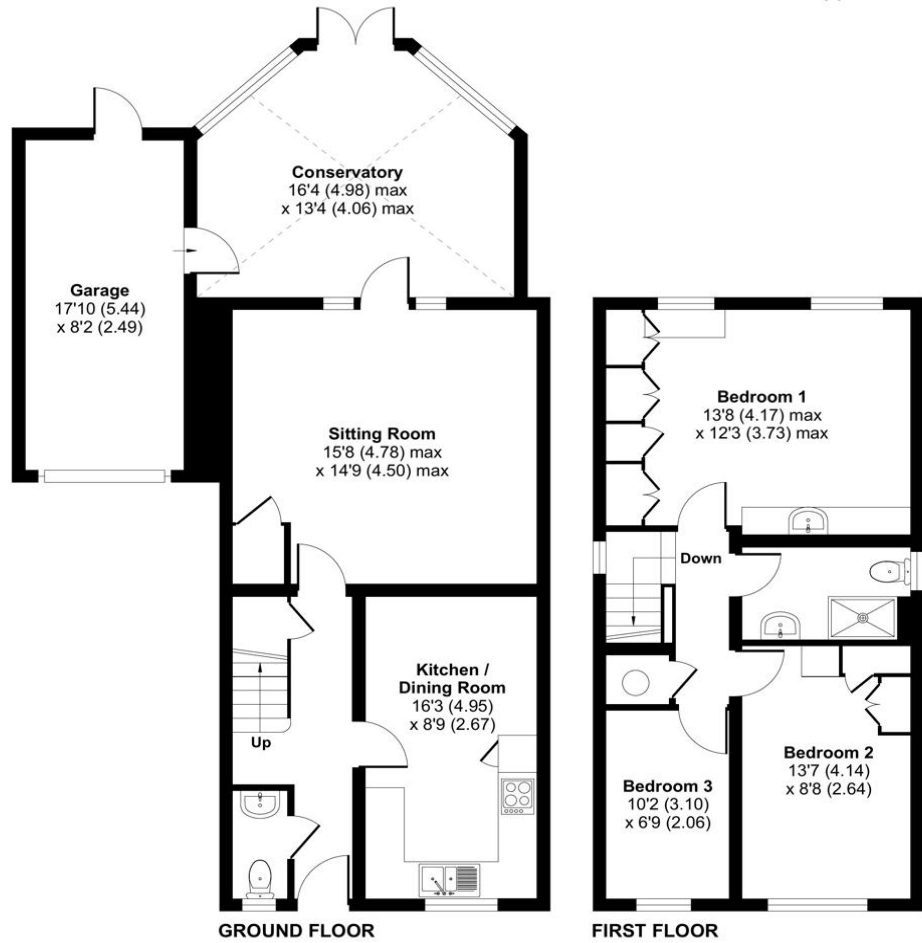


Atherley Court, Upper Shirley, Southampton, Hampshire, SO15 7NG



## ACCOMMODATION

Offered for sale with the added benefit of being available with no forward chain and being sold for the first time in 24 years, is this well-presented detached family home, tucked away towards the end of a quiet cul de sac setting in the highly sought after suburb of Upper Shirley. The property is located within walking distance of King Edward VI co-educational private school and close to Sir Richard Taunton sixth form college, Southampton Common, the city centre and the central railway station making it the ideal location for the whole family. You are also within close proximity of The General Hospital and Southampton University. The well presented, modern and stylish accommodation comprises a large, welcoming entrance hallway, a convenient downstairs cloakroom and a kitchen/breakfast room with an array of wall, base and drawer units as well as integrated appliances. A spacious sitting room leading out to a generously sized conservatory, which provides access to the garage. And rear garden completes the downstairs accommodation. Upstairs, the layout has been reconfigured by the previous owner to change it into a three-bedroom home from its original layout of four bedrooms. The three well-proportioned bedrooms all are served by the family shower room. Externally, there is driveway parking for two vehicles leading to the garage which has power and lighting. There is a very low maintenance garden to the rear and the residents also benefit from being able to enjoy the surrounding communal garden areas and tennis courts.



Approximate Area = 1199 sq ft / 111.4 sq m  
 Garage = 146 sq ft / 13.6 sq m  
 Total = 1345 sq ft / 125 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>		<b>84</b>
(69-80)	<b>C</b>	<b>72</b>	
(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 2024. Produced for Charters Estate Agents Limited. REF: 1084624



### SITUATION

Upper Shirley is a popular residential area with Southampton Common found close by that offers hundreds of acres of green open space. the main railway station is a short cycle or 25 min walk to access trains to London Waterloo, there is access to the city centre by walking or cycling through Southampton Common. There are ferries to the Isle of Wight and easy access to the New Forest, Winchester and Salisbury.



#### **SPECIFICATION**

- No onward chain
- Three well-proportioned bedrooms
- Conservatory
- Driveway parking & garage
- Close proximity to King Edward VI school
- Quiet & tucked away cul de sac setting
- Use of the residents' gardens & tennis courts
- Walking distance to Southampton Common

#### **LOCAL AUTHORITY**

Southampton City Council  
Council Tax Band: D

#### **GUIDE PRICE**

Asking Price £575,000

#### **TENURE**

Freehold