



Foundry Lane, Shirley, Southampton, Hampshire, SO15 3JQ



ACCOMMODATION

This generously sized and favourably laid out semi-detached family home is positioned within easy reach of Shirley High Street, the city centre, the central railway station, and schooling for all ages making it the ideal setting for the whole family and is offered for sale with the added benefit of there being no onward chain. The ground floor accommodation boasts a 16-foot lounge with a feature bay window, a very handy work-from-home office/study room and a large four-piece bathroom suite. The kitchen has plenty of wall and base units and plenty of room for white goods. The separate dining room is found off of the kitchen and overlooks the rear garden. Upstairs, the landing leads you to all three double bedrooms, with the principal suite also benefiting from a bay window. A handy additional WC can also be found upstairs. The overall accommodation is circa 1370 square feet making this a larger than average semi-detached home and is a property that should be strongly considered if space is high on your wish list. Outside, there is a flat, child and pet friendly rear garden for all to enjoy and also benefits from an outbuilding providing outdoor storage.

Approximate Area = 1374 sq ft / 127.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	55	
(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 2023. Produced for Charters Estate Agents Limited. REF: 1002573



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. Premier 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 onward chain
- Two reception rooms & study/office
- Three double bedrooms
- Close proximity to Shirley High Street
- Four-piece bathroom suite
- Generously sized rear garden with outbuilding

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: C

ASKING PRICE

Guide Price £325,000

TENURE

Freehold