



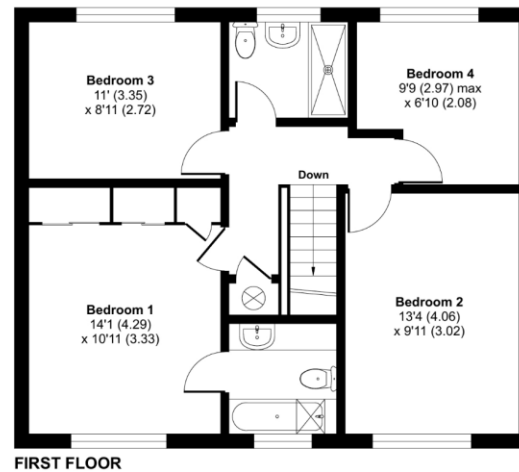
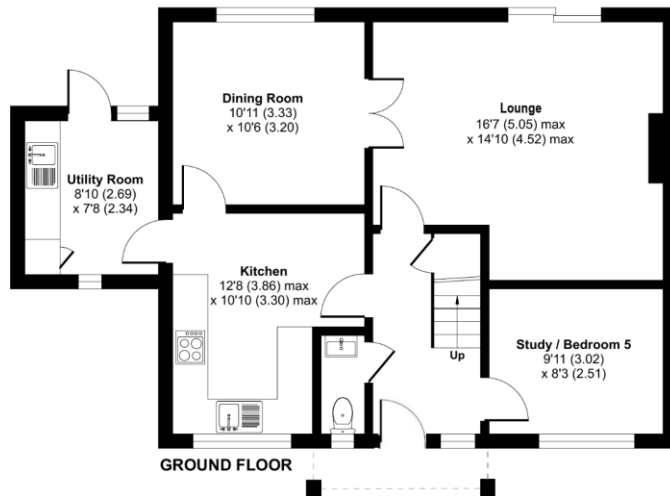
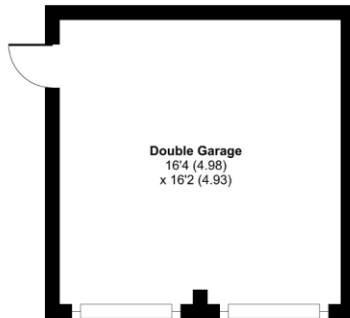
Tudor Wood Close, Bassett, Southampton, Hampshire, SO16 7NQ



ACCOMMODATION

A modern detached house enjoying a prime, tucked away position in a highly sought after cul-de-sac within walking distance of local shops, the common and the sports centre. This fine home is conveniently positioned equidistant from the General Hospital and University campus and will appeal to purchasers seeking a spacious family home that is offered for sale with no forward chain. Upon entry, the hallway leads to a front aspect study, and then a large, light and airy lounge and an interlinked dining room that both overlook the secluded rear garden. The kitchen / breakfast room has ample space for informal dining and has the added benefit of a large utility room. The first-floor layout includes four well-proportioned bedrooms that are served by both an en-suite bathroom to the principal bedroom, and a modern shower room. Outside, the driveway allows off road parking and leads to the detached double garage that has useful loft storage space. The level rear garden has a pleasant open outlook with borders framing the lawn and is perfectly positioned for sunny days and warm evenings, while a shed and greenhouse are found on the right.

Approximate Area = 1409 sq ft / 130.9 sq m
 Garage = 264 sq ft / 24.5 sq m
 Total = 1673 sq ft / 155.4 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	72	
(55-68)	D		
(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). © nlschem 2024. Produced for Charters Estate Agents Limited. REF: 1101764



SITUATION

Bassett has proved to be a popular residential area due to the close proximity of the city golf course, common and sports centre that provide excellent recreational facilities. The University and General Hospital are found within the vicinity and access points to the M3 and M27 motorway networks allow fast lines of communication to London as well as regional towns and cities. The Parkway railway station is found opposite the international airport adjacent to junction 5 of the M27 and provides a fast route to Waterloo. The city centre is a short drive or bus ride away and offers extensive facilities including the West Quay shopping mall, numerous parks, restaurants, bars and cinemas. A wide variety of popular schools for all ages are found nearby, including Bassett Green Primary school.



SPECIFICATION

- Offered for sale with no forward chain
- Highly sought after cul-de-sac
- Ideal for the University & General hospital
- Three reception rooms
- Kitchen/breakfast room with a utility room
- Four well-proportioned bedrooms
- En-suite bathroom & modern shower room
- Detached double garage & attractive garden with a pleasant sunny aspect

LOCAL AUTHORITY

Southampton City Council
Council Tax Band F

GUIDE PRICE

Guide Price £725,000

TENURE

Freehold