



Adelaide Road, St Denys, Southampton, Hampshire, SO17 2HU

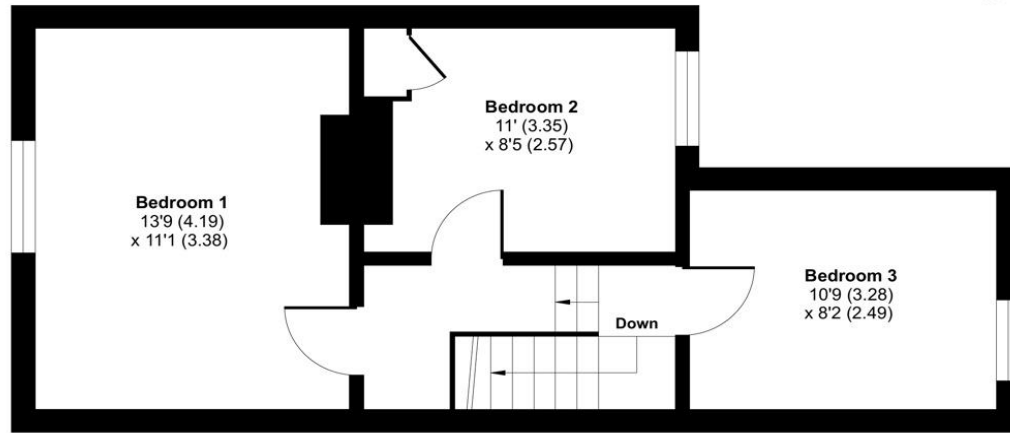


ACCOMMODATION

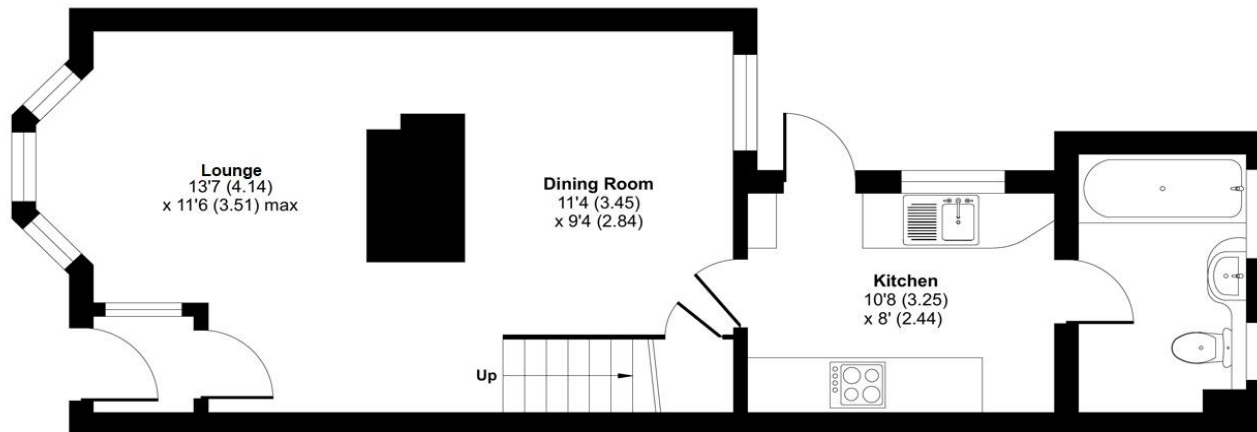
This charming mid-terraced house, situated within the desirable location of St. Denys in Southampton, offers a comfortable and inviting living space. As you step inside, you'll be greeted by an open plan lounge/dining room with a bay window which allows the lounge to be filled with plenty of natural light, creating a spacious and versatile area perfect for both relaxation and entertaining. The tastefully finished kitchen features modern fixtures and fittings and a back door leading to the garden. Also located on the ground floor, you will find a well-appointed three-piece bathroom. Upstairs, the property boasts three generously sized bedrooms, providing ample room for a growing family or for those in need of extra space for guests or a home office. The delightful rear garden is enclosed which is mostly laid to lawn with decking area, established flower beds and useful storage shed. Rear pedestrian access is also available from to garden. This mid-terraced house presents a comfortable and stylish living environment, complemented by its convenient location within St. Denys, offering easy access to local amenities, transport links, and nearby green spaces for leisurely walks or recreational activities.

Approximate Area = 861 sq ft / 79.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(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: 1000859



SITUATION

Southampton is a thriving commercial port with a population in excess of 250,000. It achieved city status in 1964 due to its contribution to trade and the economy. The city centre offers extensive 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 centres 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

- Mid-terrace home
- Open-plan lounge/dining room
- Family bathroom
- Three double bedrooms
- Enclosed rear garden with side access

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: B

ASKING PRICE

£280,000

TENURE

Freehold