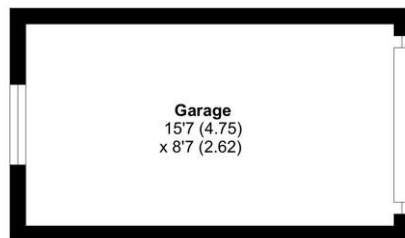
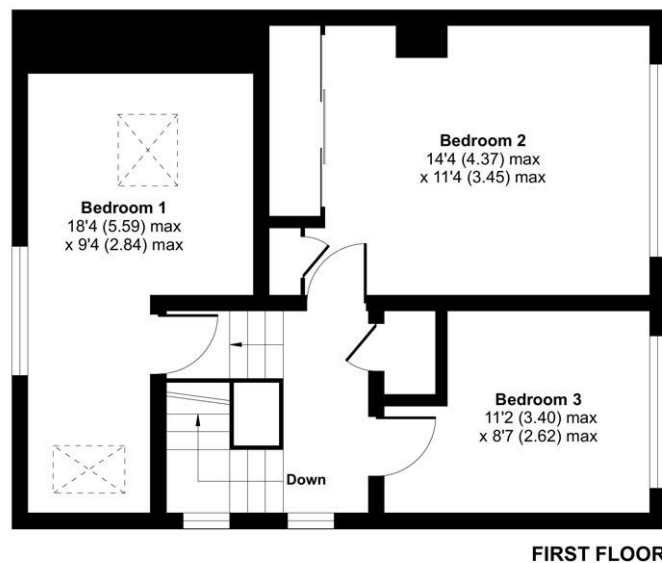
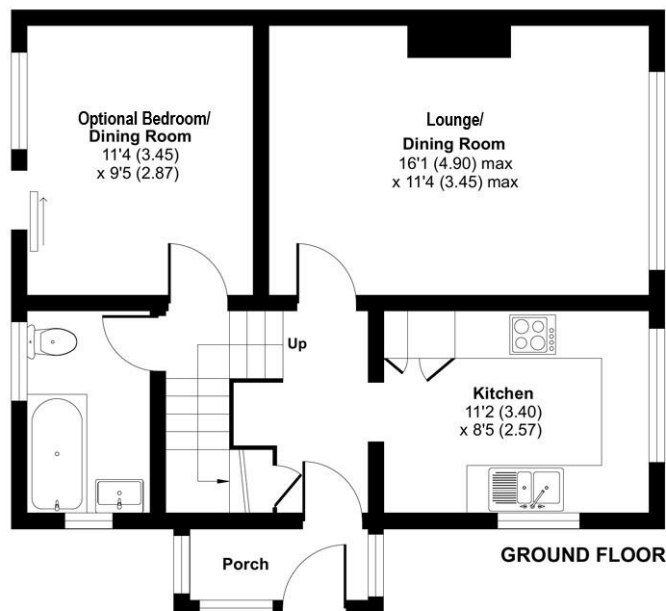


ACCOMMODATION

An extended semi-detached house in a popular residential area ideally placed for access to the University campus, the General Hospital and positioned in a quiet back street almost opposite the leafy area known as The Greenway. The accommodation is arranged over three half storeys and comprises a useful porch that leads to the hallway that allows access to the modern dual aspect kitchen and the spacious lounge that has a log burner. The next level has a dining room, or potential fourth bedroom, with sliding doors to a terrace and the well-appointed bathroom that has a three-piece white suite. On the next level there are two well-proportioned front aspect bedrooms and further stairs lead up to the generous size rear aspect double bedroom that enjoys views to the garden and has a vaulted pine ceiling together with extensive roof storage space. Outside there is a single garage and the front garden has a mature Maple tree. The rear garden has a large paved terrace and steps lead up to the remainder of the garden that is predominantly laid to lawn with far reaching views to the distant horizon.



Approximate Area = 1105 sq ft / 102.6 sq m
Garage = 132 sq ft / 12.2 sq m
Total = 1237 sq ft / 114.8 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	64	
(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: 1101770



SITUATION

Bassett is a popular residential suburb forming a large part of north Southampton and offering potential homeowners diversity of property as well as being a pleasant environment to live in. Excellent recreational facilities are provided by The Common, sports centre and the city golf course that boast a thousand acres of green open space, whilst Stoneham golf and Chilworth golf club offer further facilities for the serious enthusiast. Bassett is superbly connected with access to the M3 and M27 motorways that allow access to regional towns and cities. The Parkway railway station is located opposite the international airport that has a fast route to London Waterloo. The University campus is found nearby in Highfield, with The General Hospital less than two miles distant. A wide variety of popular schools from nursery age upwards are found within the vicinity, both in the public and private sector.



SPECIFICATION

- Highly sought after location opposite The Greenway
- Spacious semi-detached house
- Modern kitchen
- Spacious lounge with front view
- Dining room/optional bedroom with modern bathroom
- Two bedrooms plus impressive main bedroom
- Single garage & residents permit parking
- Southerly facing rear garden with distant country views

LOCAL AUTHORITY

Southampton City Council
Council Tax Band C

GUIDE PRICE

Guide Price £350,000

TENURE

Freehold