



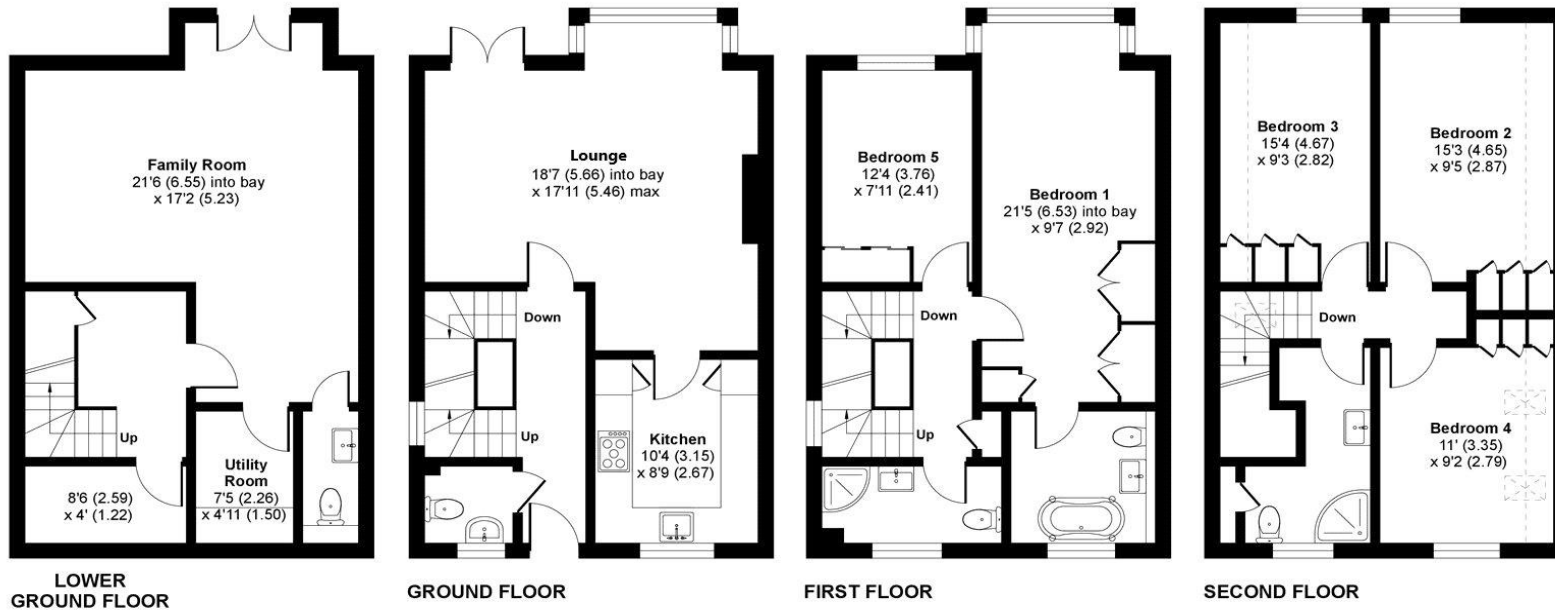
Glen Eyre Road, Bassett, Southampton, Hampshire, SO16 3NL



ACCOMMODATION

Boasting stylish accommodation arranged over four storeys this impressive modern detached house is located in a highly sought-after residential area and is ideally placed for access to the University campus and the General Hospital. Highlights of the interior include on the lower floor a spacious family room suitable for several uses together with a utility room and a WC. The ground floor has a hallway with a cloakroom whilst the generous living room features a log burner and enjoys access to the garden. The adjacent kitchen is well-appointed and displays granite work surfaces and fitted appliances including a range cooker. On the first floor, the large principal bedroom has fitted wardrobes and an attractive outlook with the added benefit of a tastefully appointed en-suite bathroom. The other bedroom is served by a shower room that comprises a three-piece white suite. The top floor provides three further well-proportioned double bedrooms and a shower room. The rear garden has been paved for minimal maintenance and gates allow access to off-road parking for two vehicles. Two further parking spaces are found in the courtyard in front of the house.

Approximate Area = 1946 sq ft / 181 sq m
 Limited Use Area(s) = 66 sq ft / 6 sq m
 Total = 2012 sq ft / 187 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Charters Estate Agents Limited. REF: 717502



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	87
(69-80) C		
(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	

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 & 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 away and offers extensive facilities including the West Quay shopping mall, numerous parks, restaurants, bars and cinemas. A variety of schools for all ages are found nearby.



SPECIFICATION

- Stylish four storey townhouse
- Highly sought-after location
- Large family room with utility room and cloakroom
- Impressive open-plan living room with adjacent kitchen
- Sizeable principal bedroom with en-suite bathroom
- Four further bedrooms served by two shower rooms
- Rear garden with enclosed parking
- Courtyard setting with further parking



LOCAL AUTHORITY

Southampton City Council
Council Tax Band: E

GUIDE PRICE

£615,000

TENURE

Freehold