



Malmesbury Road, Shirley, Southampton, Hampshire, SO15 5EY

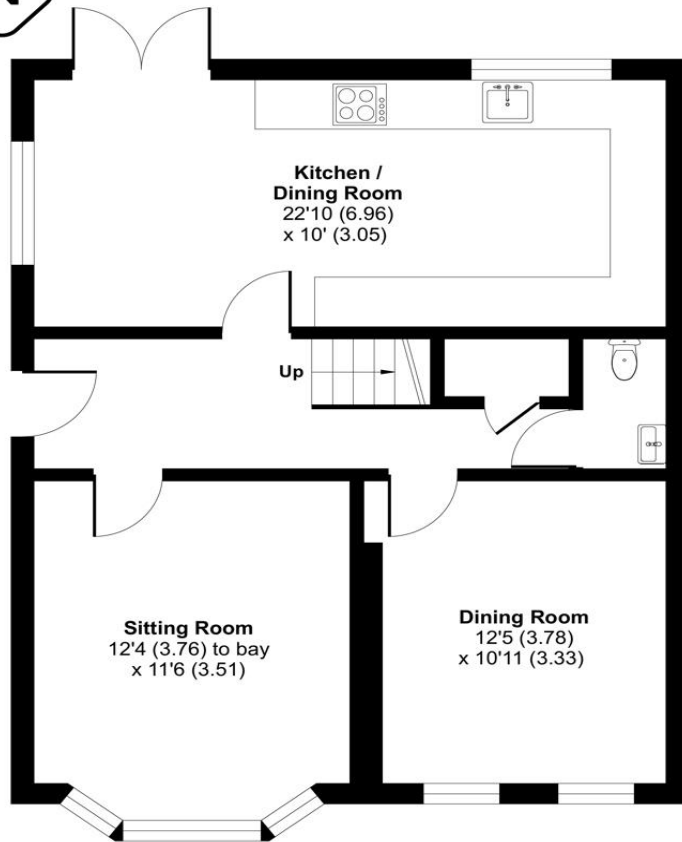


ACCOMMODATION

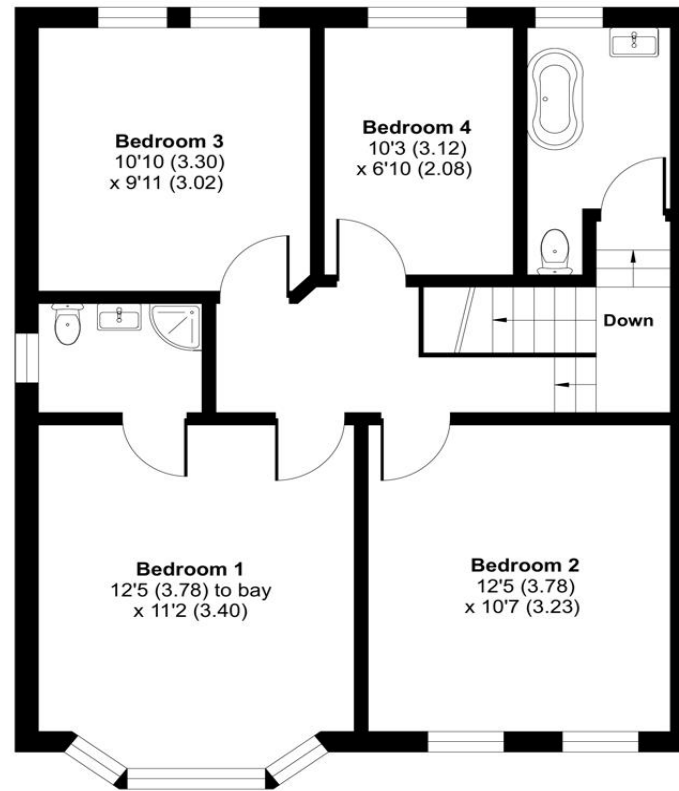
This stunning four double bedroom Edwardian family home, boasts charming and characterful features throughout, balanced with well-proportioned and spacious accommodation. The property is enviably positioned within easy reach of The General Hospital, The University, the town centre and central railway station, together with the open spaces of The Common, and schooling for all ages, including King Edward VI co-educational school and Richard Taunton sixth form college. The beautifully presented ground floor rooms comprise a sitting room with feature bay window, a second generous reception room and a contemporary and stylish kitchen/dining room with a comprehensive range of wall and base units, measuring in excess of 21 ft in length and overlooking the rear garden. There is also a useful guest cloakroom. The first-floor landing provides access to the large loft space and doors to the four double bedrooms. The principal bedroom benefits from an en-suite shower room, with the remaining bedrooms served by the beautiful family bathroom boasting a free-standing claw foot bath. There is comfortable off-road parking on the driveway at the front of the house and to the rear there is a delightful, enclosed garden with a granite patio terrace and artificial lawn providing minimum upkeep. The garden further enjoys a summer house placed in the rear corner.

Approximate Area = 1322 sq ft / 122.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 988613



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

SITUATION

Shirley is a sought-after residential area with The Common, central railway station and city centre all within easy reach. Local shops are within walking distance whilst the extensive facilities of Shirley High Street are also found nearby. An excellent bus service serving all parts of the city passes along St James Road and popular schools for all ages are located within the vicinity. St James Park is within walking distance and is an extremely popular place for families with children to enjoy outdoor recreation. An indoor swimming pool is found nearby in Kentish Road and is an additional neighbourhood facility popular with children of all ages.



SPECIFICATION

- Stunning Edwardian family home within close proximity to schooling for all ages
- Four well-proportioned bedrooms
- Bathroom and en-suite shower room
- Two reception rooms
- Ground floor cloakroom
- Kitchen/dining room
- Low maintenance rear garden with summer house and granite terrace
- Ample driveway parking



LOCAL AUTHORITY

Southampton City Council

ASKING PRICE

£475,000

TENURE

Freehold