



Ticonderoga Gardens, Southampton, Hampshire, SO19 9HD

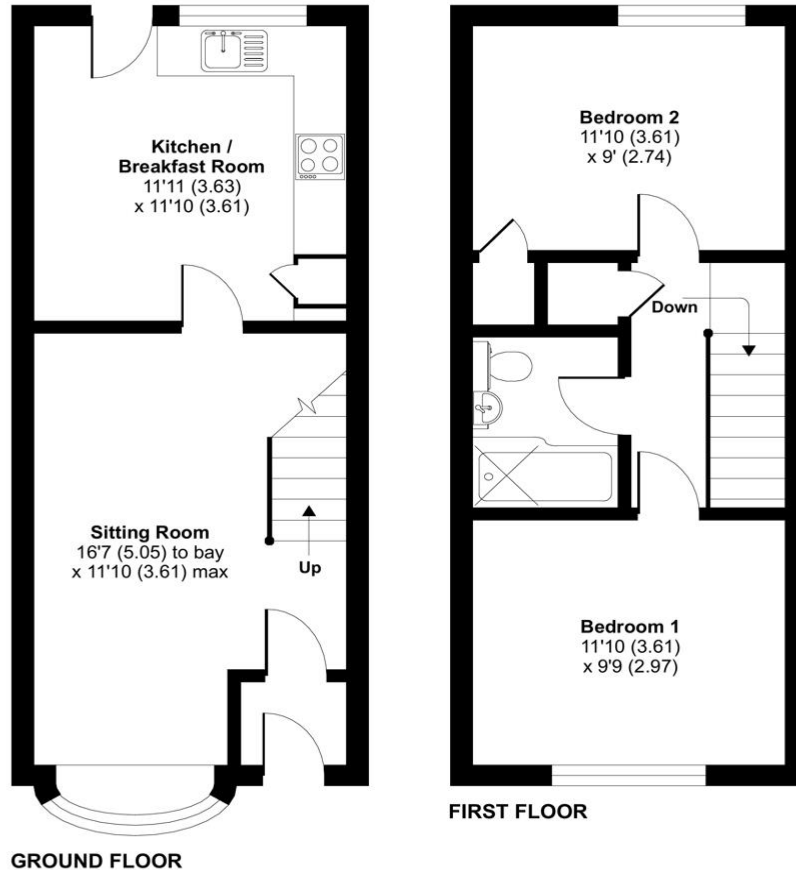


ACCOMMODATION

A well-presented two double bedroom terraced home, positioned in a popular no-through road within Woolston. The property is located at the top end of the cul-de-sac, which allows for convenient on street parking in front of the row of terraces and benefits from a garage in a block positioned at the rear. Internally the accommodation comprises a well-proportioned sitting room overlooking the front aspect, with a kitchen/breakfast room to the rear which boasts modern units and space for appliances. On the first floor, two excellent sized bedrooms and a well-maintained family bathroom can be found. Further benefits include gas central heating, as well as being fully double glazed. Externally there a spacious rear garden. Early viewings are highly recommended as this property would make a superb first time buy or investment purchase.

Approximate Area = 712 sq ft / 66.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	75	
(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). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 987896



SITUATION

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

- Terraced family home
- Ideal first home or investment purchase
- Gas central heating and double glazing
- No forward chain
- Two bedrooms
- Kitchen/breakfast room
- Sitting room
- Enclosed garden

LOCAL AUTHORITY

Southampton City Council

Council Tax Band - B

ASKING PRICE

£240,000

TENURE

Freehold