







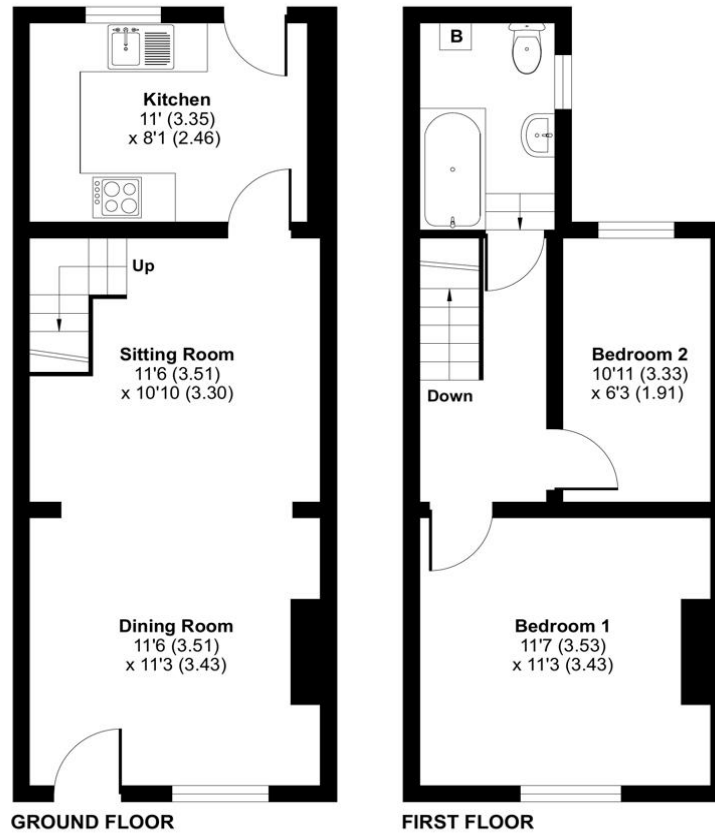
## ACCOMMODATION

This mid-terraced home offered with no forward chain is positioned centrally within Southampton, offers a comfortable and inviting living space. As you step inside, you'll be greeted by an open plan sitting/dining room, streamed with natural light, a spacious and versatile area perfect for both relaxation and entertaining. The kitchen features ample worktop surface space and modern fixtures and fittings with a back door leading to the rear garden. Upstairs, the property boasts two bedrooms, one of which would make an ideal guest bedroom or home office and a three-piece family bathroom. Externally, the enclosed garden offers a large patio area with additional established shrubs and a useful storage shed positioned to the rear. This property would make the ideal opportunity for an investment or first-time purchase.



Approximate Area = 669 sq ft / 62.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>47</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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: 1060212



## 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, 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**

- No forward chain
- Ideal investment or first-time buyer purchase
- Central Southampton location
- Mid terraced house
- Large rear garden
- Gas central heating

#### **LOCAL AUTHORITY**

Southampton City Council  
Council Tax Band: B

#### **GUIDE PRICE**

Asking Price £230,000

#### **TENURE**

Freehold