

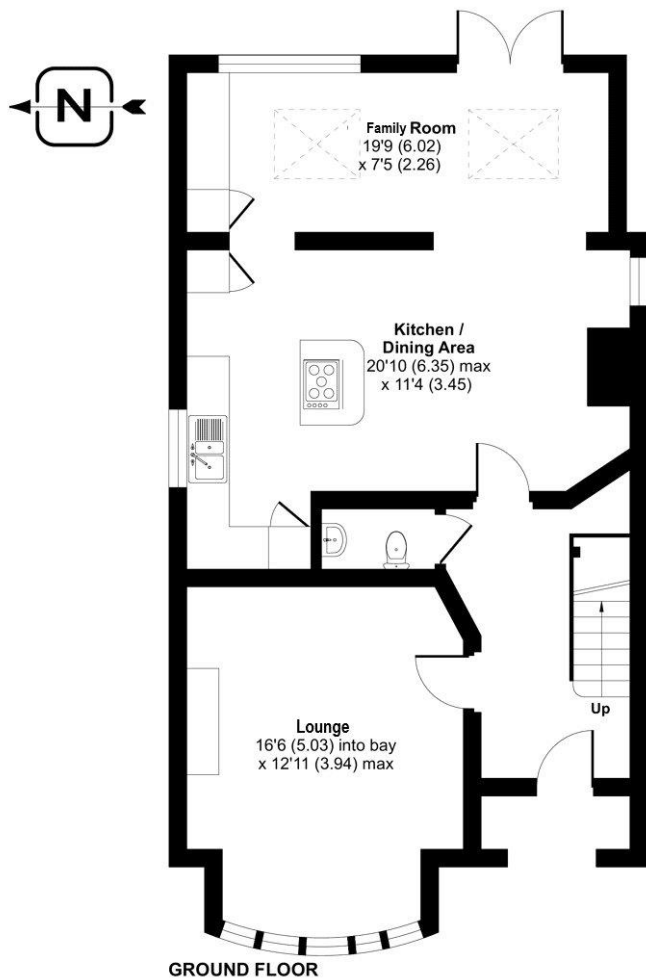


Tower Gardens, Bassett, Southampton, Hampshire, SO16 7EL



ACCOMMODATION

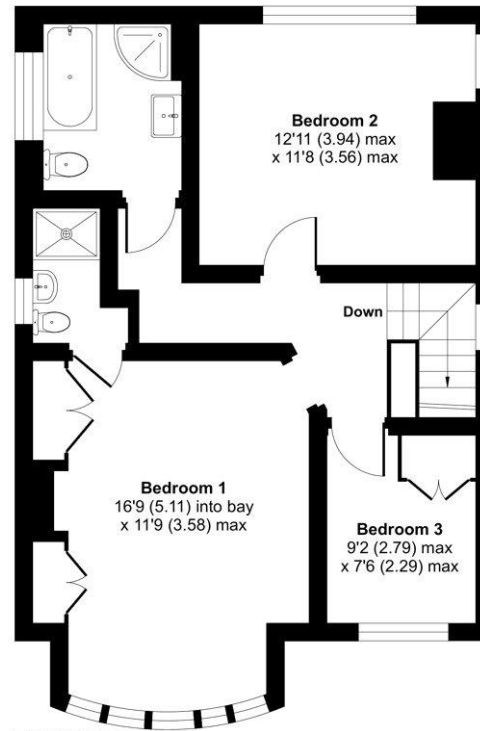
A traditional detached house in a popular residential area, ideally placed for access to the University campus in Highfield and the General Hospital. The property enjoys a cul-de-sac setting and is within walking distance of the common, sports centre and local shops. The accommodation comprises a generous hallway with a cloakroom and oak flooring flows to the front aspect lounge and to the dining room. This has an open aspect to the kitchen that boasts granite work surfaces and is a superb social space. Two open double doorways lead to the family room that features a sloping pine ceiling with two skylights and doors opening to the rear garden. On the first floor there is a landing that allows access to the front facing principal bedroom, with a fully tiled en-suite shower room. Two further bedrooms are served by a stylish bathroom that displays a four-piece suite. The front garden has a neat area of lawn and the driveway provides off road parking for several vehicles while the brick paved rear garden has been arranged for minimal maintenance in a patio style. Subject to the necessary consents there may be scope for a loft conversion. Drawings are available upon request for a suggested scheme.



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Charters Estate Agents Limited. REF: 1083141



FIRST FLOOR

Approximate Area = 1385 sq ft / 128.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	61	
(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 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, the sports centre and the city golf course that boasts 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 & M27 motorways that allow access to regional towns and cities whilst Southampton Parkway railway station is located opposite the international airport that offers a fast route to London Waterloo. The University campus is found nearby in Highfield whilst The General Hospital is 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 sectors.



SPECIFICATION

- Popular cul-de sac location close to the common
- Traditional 1930s detached house
- Hallway with a cloakroom
- Front aspect lounge
- Impressive open plan kitchen/diner & family room
- Three double bedrooms, en-suite & family bathroom
- Off road parking for several vehicles
- Patio style minimal maintenance rear garden

LOCAL AUTHORITY

Southampton City Council
Council Tax Band E

GUIDE PRICE

Asking Price £545,000

TENURE

Freehold