



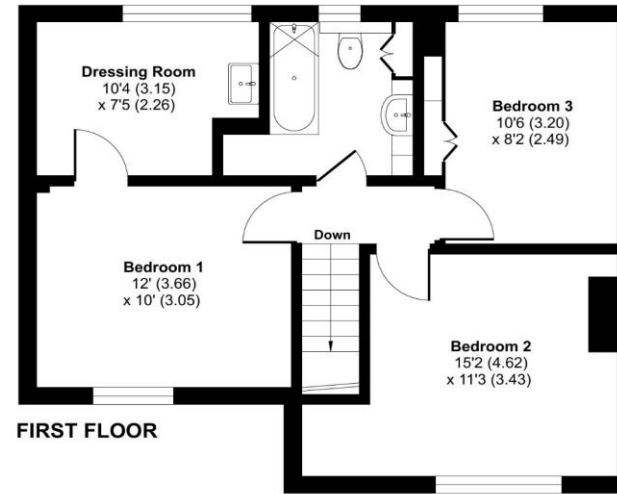
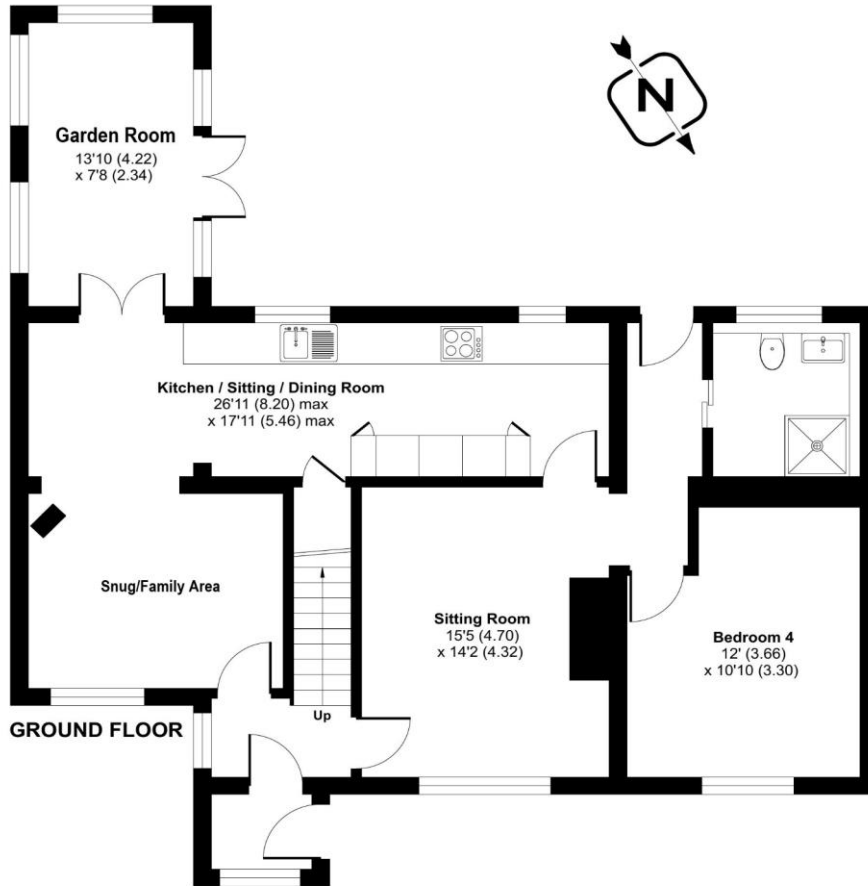


ACCOMMODATION

This larger than average four-bedroom end of terrace family home has the opportunity of being easily converted into annexed accommodation to allow any potential buyers the opportunity to bring generations of family together. Within close proximity is the general hospital, schooling for all ages, Sainsburys superstore, access to the M3 & M27 motorway networks and the vast open spaces on offer at the sports centre and Southampton Common. The generously sized living space on the ground floor is accessed via the handy entrance porch and currently comprises a good-sized sitting room with access to the inner lobby with doors to the fourth bedroom and downstairs shower room. There is also a second reception room, which would make an ideal snug or family room, a garden room and a spacious kitchen/dining room with an array of wall base and drawer units and integrated appliances. Upstairs, the first-floor hosts three well-proportioned bedrooms, with the principal bedroom benefitting from a walk-in wardrobe area which could easily be used as a work from home office and all are served by the family bathroom. Outside are low maintenance gardens to the front and rear, to enjoy when the sun is shining, as well as off-road parking to the front. Sat upon a large corner plot and benefitting from owned solar panels to heat the hot water system, this home is truly unique and has to be seen to be believed.

Approximate Area = 1499 sq ft / 139.2 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	72	74
(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). © n|checon 2024. Produced for Charters Estate Agents Limited. REF: 1105161



SITUATION

Southampton is a thriving commercial port with a population in excess of 250,000. It 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 centres 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

- Potential annexe accommodation sttp
- Currently laid out as a four-bedroom home
- Two wood-burners
- Bathroom & shower room
- Four bedrooms
- Two reception rooms and a garden room
- Close proximity of The General Hospital
- Off-road parking to the front for two vehicles
- Low maintenance rear garden

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: B

GUIDE PRICE

Asking Price £360,000

TENURE

Freehold