



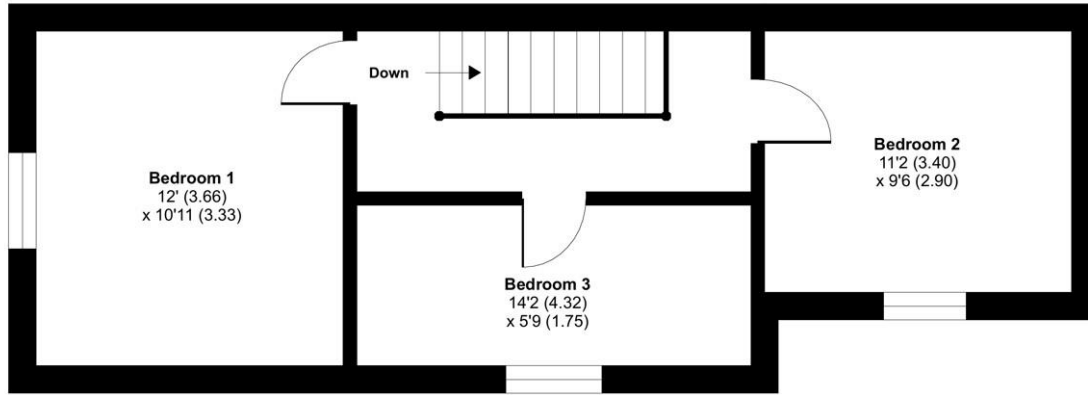


ACCOMMODATION

This generously sized three / four-bedroom semidetached home is located within the highly popular suburb of Bassett and is within close proximity of the general hospital, the university, access to the M3 & M27 motorway networks and the vast open spaces on offer of the common and the sports centre. The home benefits from being offered to the market with no onwards chain and has been used by the current owner as a popular rental property in recent years. The house is approached via a long driveway and large front garden and has access straight through to the rear garden. The front door, on the side of takes you into the kitchen, which in turn provides access to the 17-foot sitting/ dining room which has an internal door to what is currently being used as a fourth bedroom but could equally be used as originally intended to be, a cosy lounge with feature bay window. The ground floor accommodation is completed with the family bathroom and separate WC. Upstairs, the first-floor landing has access to the loft space and doors to the three further well-proportioned bedrooms. To the rear of the property there is a

Approximate Area = 981 sq ft / 91.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	65	
(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 2024. Produced for Charters Estate Agents Limited. REF: 1087600



SITUATION

Bassett has proved to be a popular residential area due to the close proximity of the city golf course, The Common and sports centre that provide excellent recreational facilities. The University and General Hospital are found within the vicinity and access points to the M3 and M27 motorway networks allow fast lines of communication to London as well as regional towns and cities. The Parkway railway station is found opposite the international airport adjacent to Junction 5 of the M27 and provides a fast route to Waterloo. The city centre is a short drive away and offers extensive facilities including the West Quay shopping mall, numerous parks, restaurants, bars and cinemas. A variety of schools for all ages are found nearby.



SPECIFICATION

- No onwards chain
- Ample off road parking
- Front & rear gardens
- Three / four bedrooms
- Ideal investment opportunity
- Close proximity to the general hospital & university

LOCAL AUTHORITY

Southampton City Council
Council Tax Band C

GUIDE PRICE

Offers Over £270,000

TENURE

Freehold