



Eastfield Road, St Denys, Southampton, Hampshire, SO17 2JG

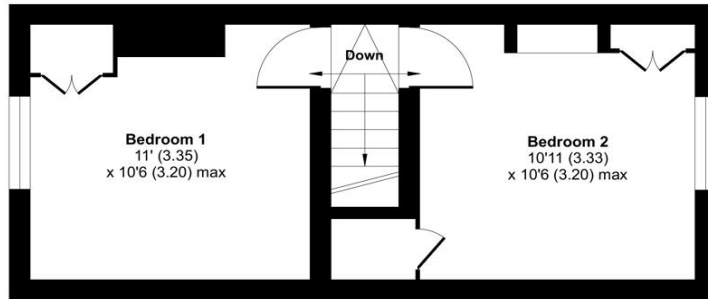


ACCOMMODATION

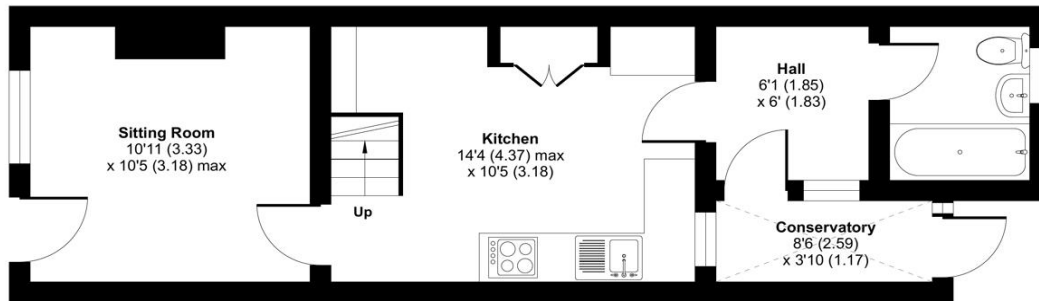
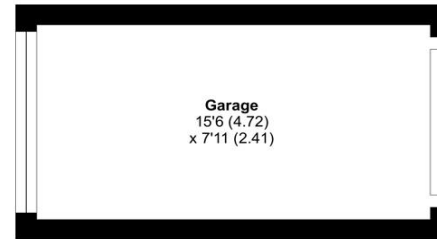
This charming, characterful and spacious mid-terraced house is being offered with no onward chain. Located in the popular residential area of St Denys. The well-proportioned, and traditionally laid out accommodation comprises a welcoming front living room with a beautiful feature fireplace and large window. The newly fitted kitchen/dining area offers the perfect space for socialising, a separate lean-to/conservatory space and the three piece downstairs bathroom completes the ground floor accommodation. Upstairs you will find the two double bedrooms both benefitting from built in wardrobes. Outside, there is on street parking, a detached single garage, plus the added bonus of a large rear garden perfect for enjoying the summer months and all family to enjoy. The home has quick and easy access to the M3 and M27 motorway network, Bitterne Triangle, Portswood high street, the university and the town centre.



Approximate Area = 677 sq ft / 62.8 sq m
 Garage = 124 sq ft / 11.5 sq m
 Total = 801 sq ft / 74.3 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		87
(69-80)	C		
(55-68)	D	64	
(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). © nchecon 2024. Produced for Charters Estate Agents Limited. REF: 1083749

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

- Character mid-terraced house
- Feature fireplace
- Newly fitted kitchen
- Great first time buyer or investment opportunity
- Single garage
- No forward chain

LOCAL AUTHORITY

Southampton City Council
Council Tax Band B

GUIDE PRICE

Asking Price £245,000

TENURE

Freehold