



Hollybrook Close, Southampton, Hampshire, SO16 6SY

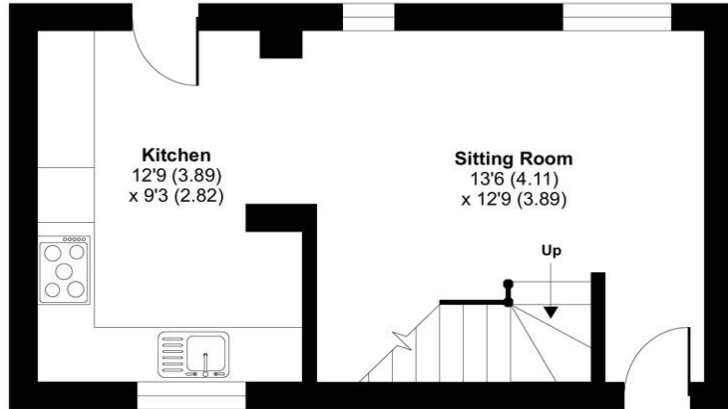


## ACCOMMODATION

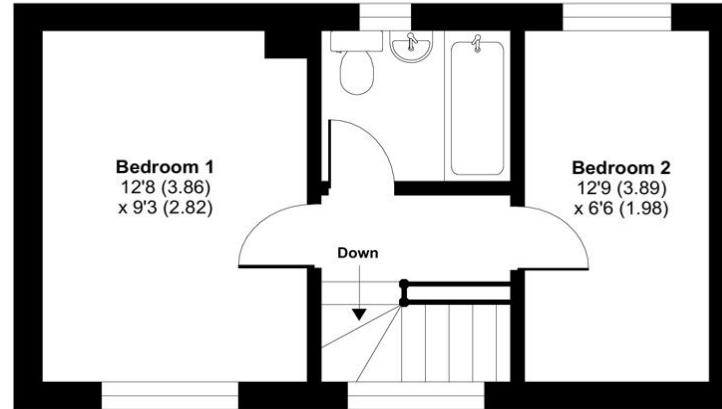
This mid-terraced house is ideally situated near Southampton General Hospital, enviably positioned in a quiet cul-de-sac. With two bedrooms and a well-appointed bathroom upstairs, this home is perfect for a small family or professionals. The ground floor seamlessly combines a spacious lounge diner that effortlessly flows into the kitchen area, creating an inviting space for relaxation and entertainment. One of the property's standout features is the generously sized rear garden, providing ample outdoor space for leisure and gardening. Additionally, convenience is enhanced by the presence of two allocated parking spaces, ensuring hassle-free parking arrangements. This residence harmoniously balances comfort, practicality, and a peaceful location, making it an ideal choice for those seeking a comfortable home close to essential amenities.

Approximate Area = 601 sq ft / 55.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	71	
(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). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1027629



## SITUATION

Shirley is a popular residential area lying on the western side of the city, conveniently situated for the General Hospital and the extensive shopping facilities of Shirley high street. Access points for the M27 & M3 motorway networks are easily reached and the mainline railway station is found just off Commercial road. St James Park, the sports centre and the city golf course provide excellent recreational facilities together with Oaklands community indoor swimming pool that is found nearby while woodland walks are available at Lordswood. Access points to the M3 and M27 motorway networks are easily reached and schooling for all ages is found within the vicinity. Local convenience shops are within walking distance on Romsey Road.



### SPECIFICATION

- Close to General Hospital
- Terraced House
- Two Bedrooms
- Lounge/Diner
- Kitchen
- Three Piece Bathroom Suite
- Off Road Parking
- No Forward Chain

### LOCAL AUTHORITY

Southampton City Council  
Council Tax Band: C

### GUIDE PRICE

Asking Price £230,000

### TENURE

Freehold