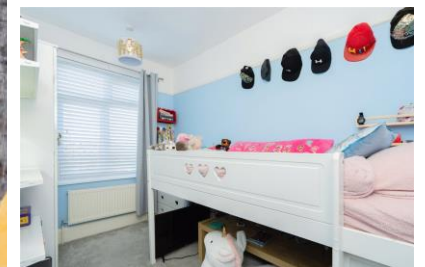




Munro Crescent, Regents Park, Southampton, Hampshire, SO15 4PB



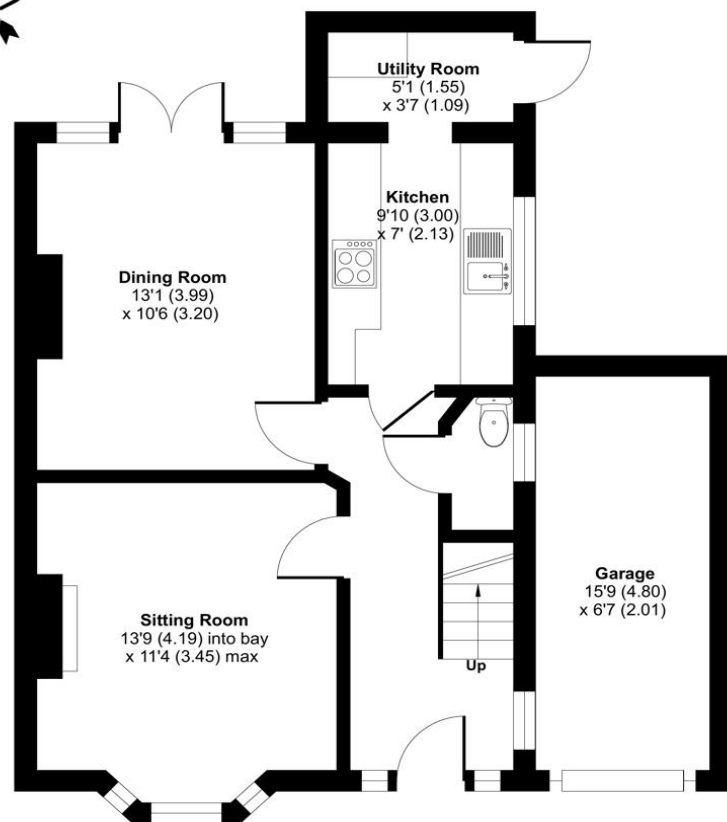
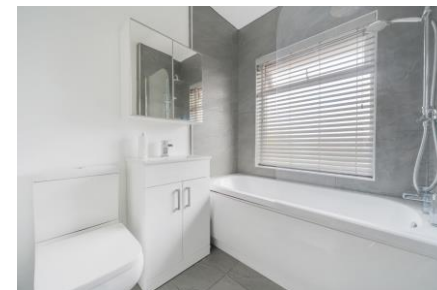
ACCOMMODATION

Presenting an exquisite 1930s three-bedroom semi-detached house that emanates charm and character. This well-maintained property boasts an attractive facade and offers convenient access to the M27/M271 motorway network, ensuring effortless commuting and travel. Beyond its captivating exterior, the house features a private driveway, access by a double dropped kerb, capable of accommodating three vehicles. Additionally, a garage provides further parking or storage options, enhancing practicality and functionality. The property is complemented by a delightful and generously sized rear garden, offering a serene and secluded space for outdoor activities, relaxation, or entertaining guests. Its enclosed nature ensures privacy and security for all to enjoy. An exciting opportunity awaits with the large loft space, offering the potential to convert it into additional bedrooms and bathrooms, providing versatility and the ability to cater to growing needs or lifestyle preferences. Situated near schools catering to all age groups, this home is perfectly positioned for families. Its well-presented interior, convenient location, and scope for expansion make this property an exceptional find, blending classic appeal with modern possibilities.

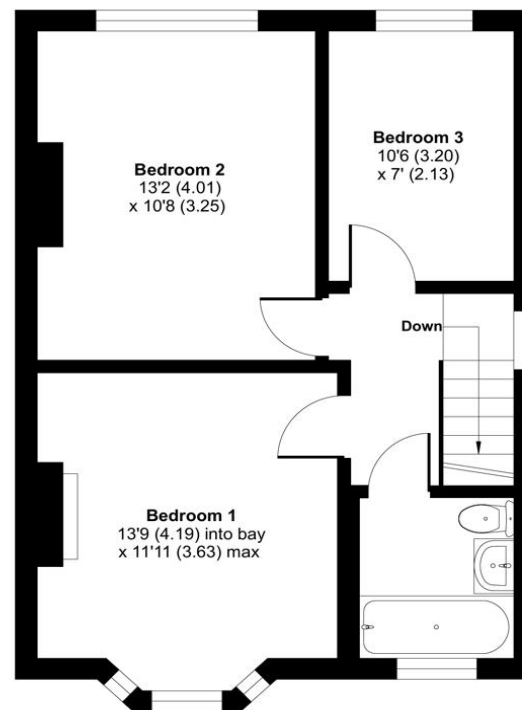


Approximate Area = 1051 sq ft / 97.6 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 1011265



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	70	
(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	

SITUATION

Regents Park and Shirley has proved to be a popular residential area with extensive shopping facilities found nearby in Shirley high street. The central railway station is found adjacent to Commercial Road and the city centre is a short distance away boasting numerous pleasant parks, the West Quay shopping mall, numerous bars, restaurants and cinemas. Freemantle Lake Park and St James Park offer outdoor recreational space and the indoor swimming pool in Kentish Road is a popular neighbourhood facility. Schooling for all ages is found close by.



SPECIFICATION

- Ample driveway parking & garage
- Generously sized private & enclosed rear garden
- Three well-proportioned bedrooms
- Quiet and tucked away setting
- Easy access to the M27 / M271 motorway network
- Close proximity to the central railway station and city centre
- Ideal family home and in ready to move into condition
- Large loft space providing excellent potential to
- Convert subject to relevant planning consents
- Further renovations underway

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: C

GUIDE PRICE

Asking Price £360,000

TENURE

Freehold