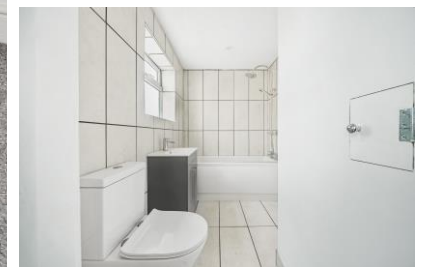




Wilton Road, Upper Shirley, Southampton, Hampshire, SO15 5LA

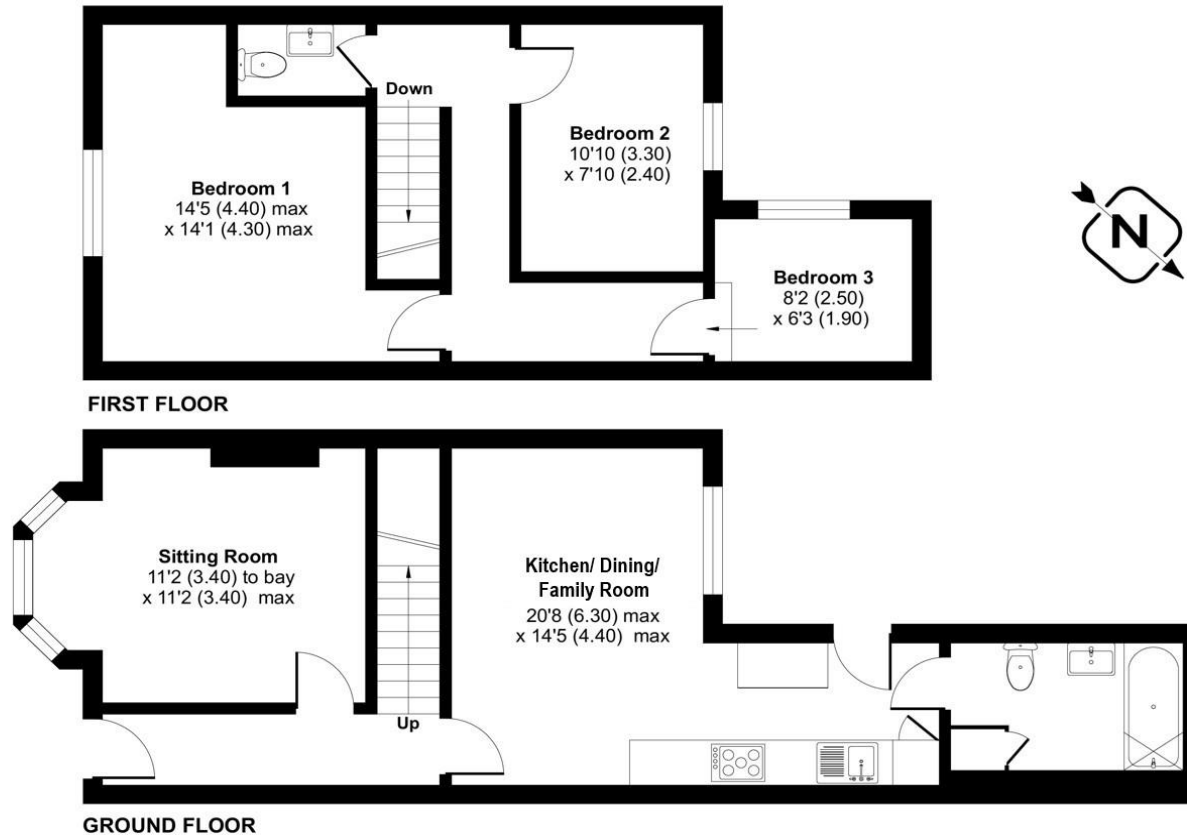


## ACCOMMODATION

Offered for sale with the added benefit of there being no forward chain and having undergone a thorough and comprehensive programme of refurbishment works is this charming and characterful 'turn key' semi-detached house, which is wonderfully placed within a quiet street and within close proximity of The General Hospital, the M3 & M27 motorway networks, the city centre, central railway station, and the vast open spaces on offer at Southampton Common and the sports centre. The home benefits from driveway parking to the front and once inside, the well laid out accommodation comprises an open plan show stopping kitchen/dining/family room and access to the large rear garden and a cosy sitting room with a beautiful feature bay window. A downstairs family bathroom completes the ground floor. Upstairs, are three bedrooms, the third bedroom could make a very handy dressing room, or work from home office and a cloakroom. This truly is a wonderful home with a real surprise to the rear, with a garden far larger than you would expect to find so close to the city centre.

Approximate Area = 950 sq ft / 88.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	18	
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: 1110222



## SITUATION

Southampton Common, Sports Centre and City Golf Course, all providing excellent recreational facilities are found close by. The University and General Hospital are within the vicinity with local shops in Winchester Road. Access points to the M3 and M27 motorways are found at the end of The Avenue and Stoneham Way whilst the Parkway railway station is found at junction five of the M27 (opposite the international airport) and provides a fast and convenient route to London Waterloo. A variety of schools for all ages are found nearby.



#### **SPECIFICATION**

- Recently refurbished throughout
- Ideal first home
- Close proximity to The General Hospital
- Open plan kitchen and family dining room
- Two bedrooms plus study room
- Large flat rear garden
- Off-road parking
- Electric heaters

#### **LOCAL AUTHORITY**

Southampton City Council  
Council Tax Band: C

#### **GUIDE PRICE**

Asking Price £325,000

#### **TENURE**

Freehold

#### **SERVICES**

Mains Electricity, Water and Drainage