



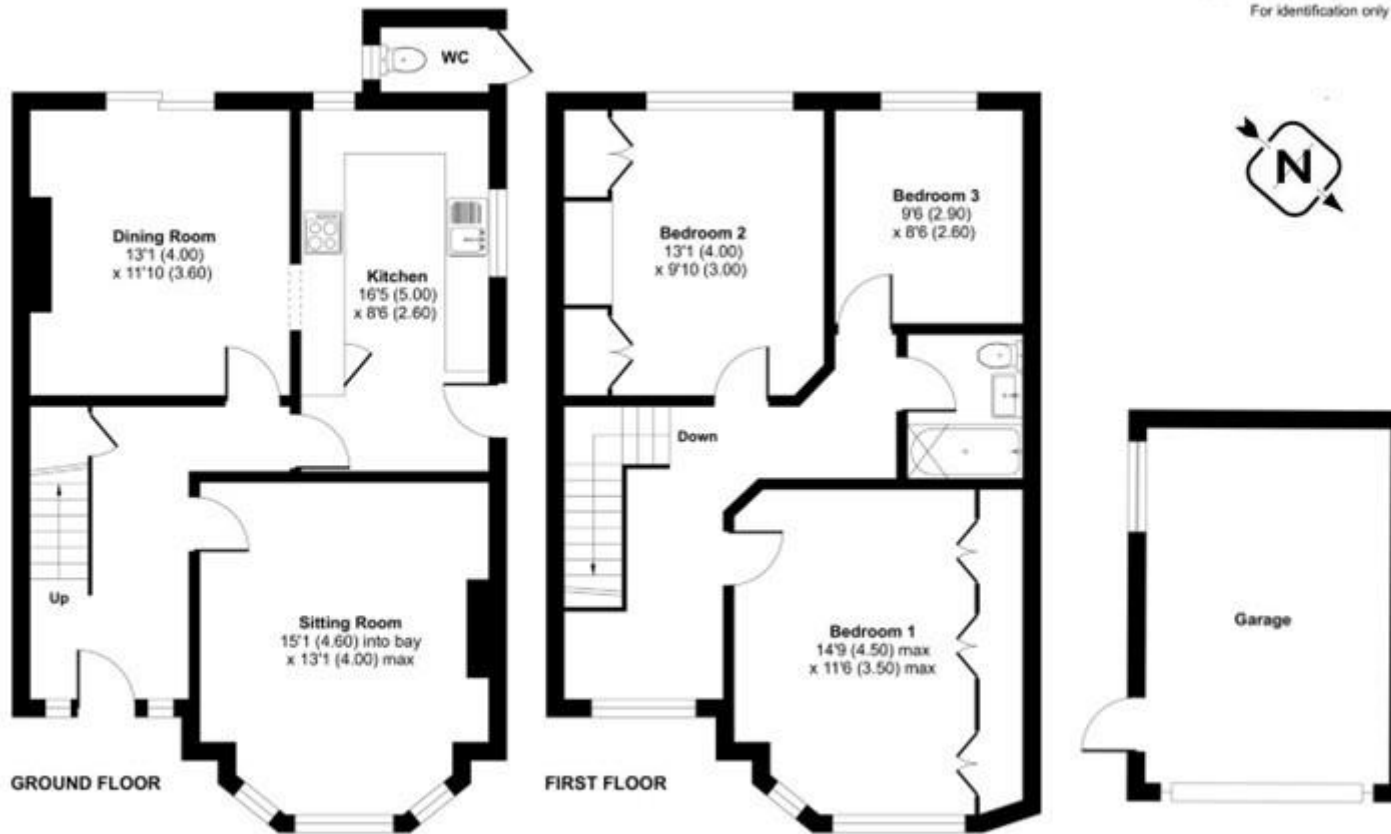
Harland Crescent, Upper Shirley, Southampton, Hampshire, SO15 7QB



ACCOMMODATION

Charters are delighted to offer for sale this traditionally laid out semi-detached family home wonderfully positioned within an especially quiet side street in the sought after Upper Shirley district of the city, with the added benefit of no forward chain. The home sees you well placed for access to many excellent educational facilities including King Edward VI co-educational private school and Sir Richard Taunton sixth form college, the city centre, the central railway station, the general hospital, the university campus, and the vast open spaces on offer at The Common. This property offers an ideal opportunity for those seeking a home to enhance and personalise. With room for updating and modernising, it presents a perfect blank canvas for creative transformation. The well-proportioned accommodation on the ground floor comprises a front aspect sitting room with feature bay window which enjoys a pleasant outlook down the crescent, a separate dining room which overlooks the rear garden and a traditional fitted kitchen with convenient side access to the driveway. There is also a ground floor WC, accessed via the garden. Upstairs, a spacious landing provides ample room for a home office setup, leading to three well-appointed bedrooms serviced by a family bathroom. Outside, the property boasts ample driveway parking leading to a detached garage with power and a fitted workbench, accessible via side gates. The private, low-maintenance garden at the rear enjoys a sunny south-westerly aspect, providing an ideal space to bask in sunlight throughout the day.

Approximate Area = 1229 sq ft / 114.1 sq m (excludes garage)
 WC = 15 sq ft / 1.3 sq m
 Total = 1244 sq ft / 115.5 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(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). © richcom 2024. Produced for Charters Estate Agents Limited. REF: 1119730



SITUATION

This property occupies a quiet position within Upper Shirley, with Pirrie Park bowling green hidden to the side. Upper Shirley is a popular residential area with Hill Lane on its eastern boundary bordering The Common and Winchester Road on its western boundary leading to St James Park, both of which provide excellent recreational facilities and acres of green open space. Comprising predominantly 1930s characterful traditional houses, the area offers all styles of properties to suit every purchaser ranging from terraced and semi detached houses to substantial detached family homes. It is also home to some of Southampton's finest eateries, pubs and schooling in both the state and private sectors as well as sixth form colleges.



SPECIFICATION

- No onwards chain
- Driveway parking & garage
- Rear garden with a south-westerly aspect
- Three bedrooms
- Two reception rooms
- Requires some updating throughout
- Desirable Upper Shirley location
- Within easy reach of the city centre & railway station

LOCAL AUTHORITY

Southampton City Council
Council Tax Band C

GUIDE PRICE

Offers Over £400,000

TENURE

Freehold

SERVICES

Mains gas, water, electricity and drainage