

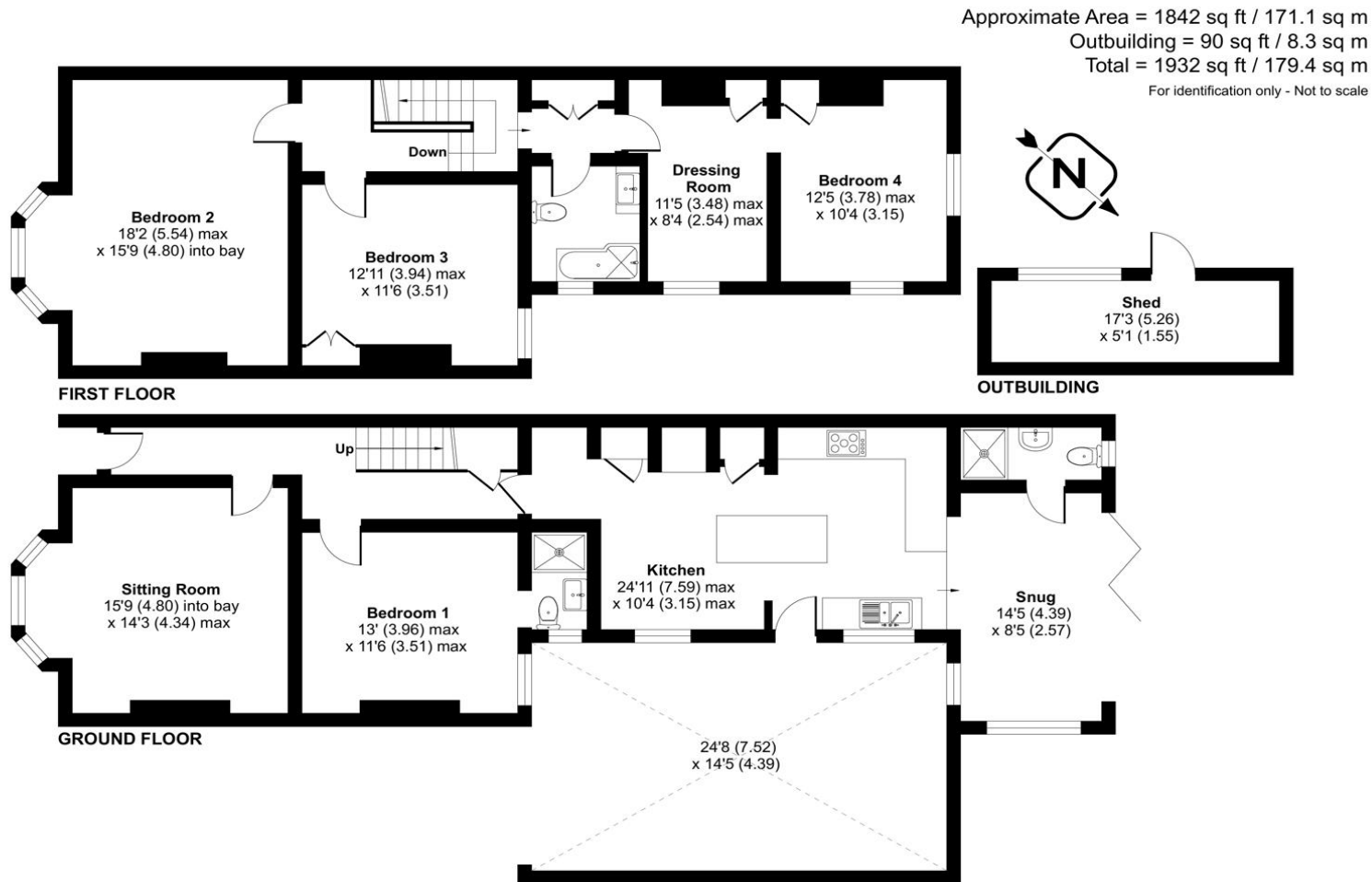


Gordon Avenue, Portswood, Southampton, Hampshire, SO14 6WD



ACCOMMODATION

Offered to the market with no forward chain, this highly desirable four-bedroom Victorian home is situated in a convenient location, boasting period features and well-proportioned accommodation. The home has been considerably enhanced and improved throughout, offering stylish living rooms, whilst maintaining its characterful charm. The extended accommodation is entered via a generous and welcoming reception hallway with doors leading to the stylish sitting room boasting period features, including traditional ornate high ceilings, a bay window and character fireplace. There is a downstairs bedroom displaying a luxury en-suite shower room for added convenience. Offering ample room for relaxing and/or entertaining is the impressive open-plan kitchen/dining room with a stylish range of wall and base units, creating the central hub of this lovely home with bi-fold doors leading out to the garden. Positioned to the side of the property is a beautiful garden room with superb natural light streaming through. Completing the downstairs accommodation is the additional snug area and shower room. The first floor continues to impress with three bedrooms served by the modern family bathroom. Bedroom four benefits from a dressing room and built-in storage. Externally, you will notice the substantial garden space on offer providing a high degree of privacy with a mix of mature trees and plants, a lawned area and a terraced patio. To the front of this home is driveway parking.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2023. Produced for Charters Estate Agents Limited. REF: 1059384



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SITUATION

This property enjoys a superb location very close to Portswood High Street with convenient access to the centre of Southampton and its abundance of facilities and amenities that include shops, restaurants, bars and cinema. Ocean Village Marina, West Quay and Oxford Street have many vibrant restaurants and contemporary bars. The location also benefits from easy access to the M27 and M3 for commuters. Southampton Central and Parkway railway stations provide a fast and convenient route to London Waterloo, Winchester and the New Forest.



SPECIFICATION

- Impressive Victorian family home with no forward chain
- Convenient location with amenities and motorway links close by
- Beautifully presented throughout with period features
- Three bedrooms
- Family bathroom and ground floor shower room
- Stunning open-plan kitchen/dining room
- Elegant sitting room with feature fireplace
- Garden room and snug area
- Private rear garden with storage shed
- Driveway parking

LOCAL AUTHORITY

Southampton City Council

Council Tax Band – D

ASKING PRICE

£595,000

TENURE

Freehold