



Laundry Road, Coxford, Southampton, Hampshire, SO16 6AN



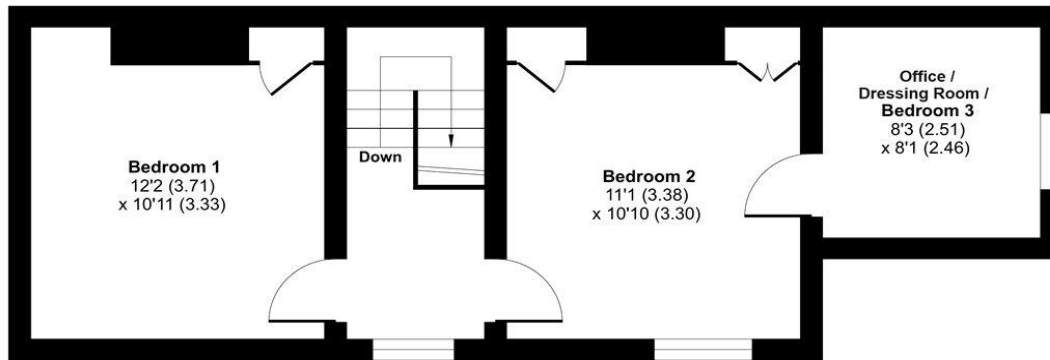
ACCOMMODATION

This unique detached house is the ideal property for those looking for a home that you can individualise and put your stamp on as it needs upgrading and improving throughout. It is a blank canvas for DIY enthusiasts and is generously sized throughout and boasts a large, flat, enclosed garden to the rear. Locally, the house is within walking distance of the general hospital as well as within proximity of Shirley's bustling High Street, the city centre, the main railway station and the M3 & M27 motorway networks.

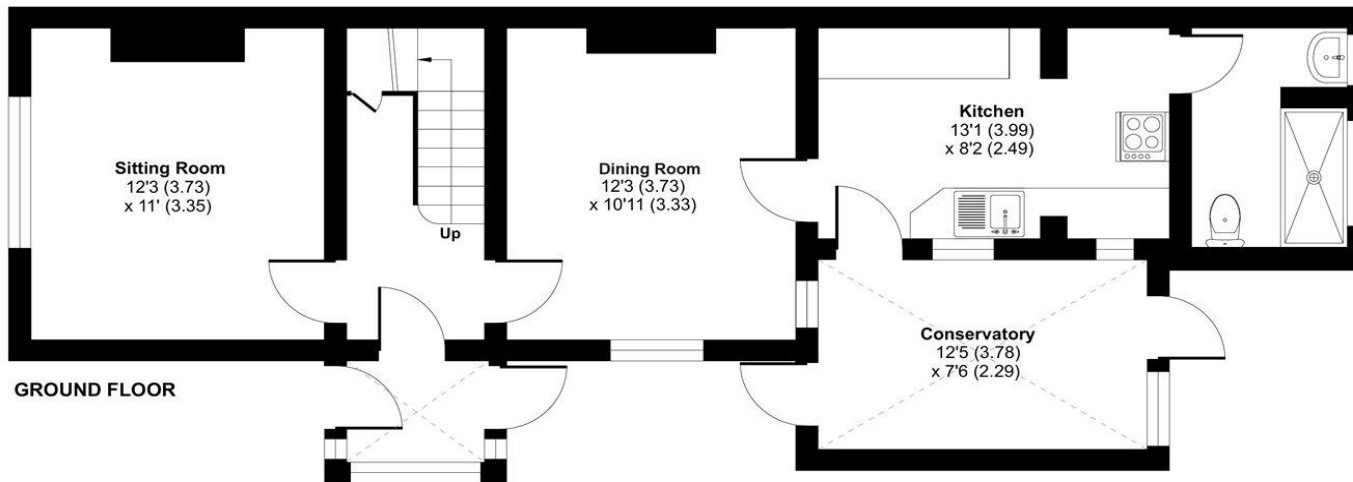
The generously sized accommodation on the ground floor consists of a cosy lounge to the front of the home, a separate second sitting room or formal dining room, the kitchen, a modified shower room and the very handy lean-to area with access to both the front and rear gardens. Upstairs, the first-floor landing has internal doors leading to two well-proportioned double bedrooms and a third bedroom off of bedroom two which offers access to the loft space. This room could also make for a handy ensuite shower room, a dressing room or a work-from-home office. Outside, there is ample resident parking on the street and a large, flat, child and pet-friendly garden to the rear for all to enjoy.

Approximate Area = 1095 sq ft / 101.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	63	
(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). © nchecon 2023. Produced for Charters Estate Agents Limited. REF: 1061144



SITUATION

Coxford is a popular residential area ideally placed for access to the General, Western, Princess Anne and Spire hospitals. A variety of local shops and takeaways are found nearby and Sainsburys, Lidl and Tesco stores are a short drive. Bus services pass nearby and Shirley High Street together with the city centre offer extensive facilities including the central railway station. The M3 & M27 motorway networks are easily reached and schooling for all ages is found within the vicinity.



SPECIFICATION

- Detached family home
- Two reception rooms
- Large rear garden
- Two/three bedrooms
- Lean-to area
- Close proximity to the general hospital
- The ideal DIY project
- On-street residents parking

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: C

ASKING PRICE

£225,000

TENURE

Freehold