

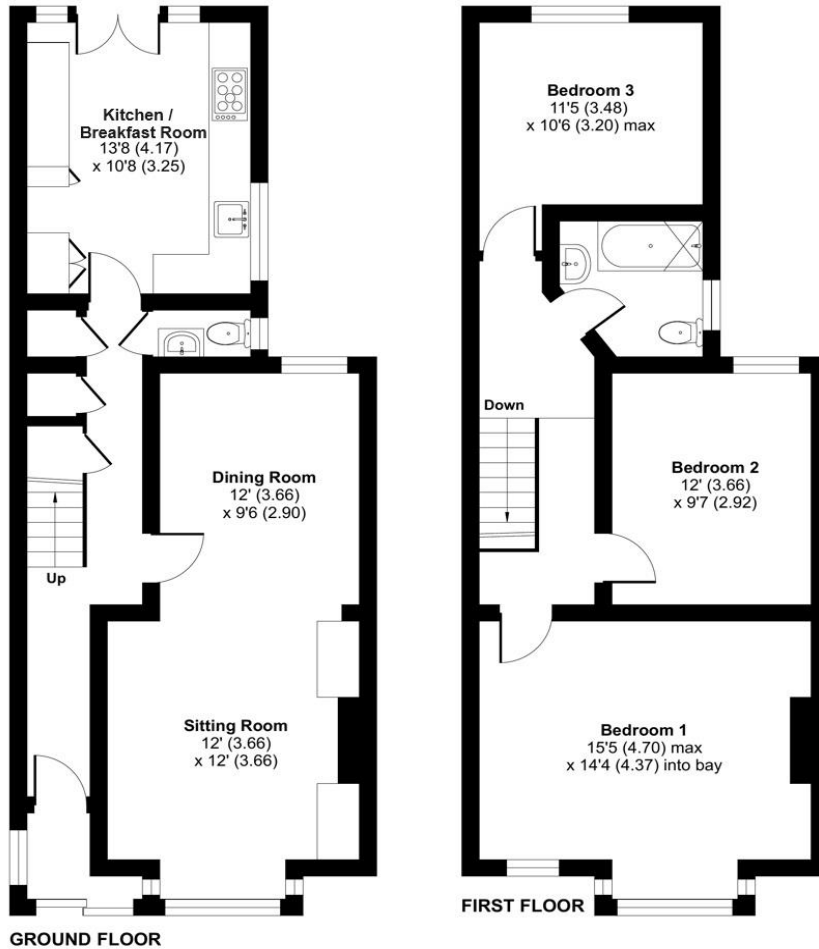


Richville Road, Regents Park, Southampton, Hampshire, SO16 4GH

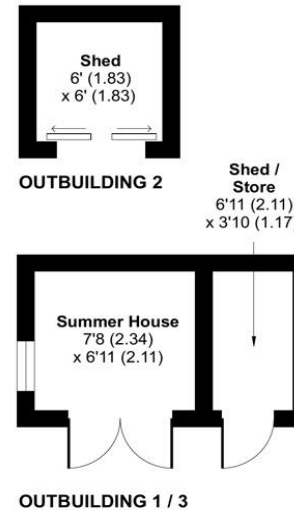


ACCOMMODATION

This charming, spacious and generously sized family home sits within a quiet side street in the popular suburb of Regents Park and is handily placed for quick and easy access to Shirley's bustling high street, the city centre, the central railway station, schooling for all ages, and the M27 motorway network. The favourably laid out accommodation on the ground floor is accessed via the handy entrance porch leading to the hallway which has internal doors to the lounge with a feature bay window and log burner, the separate dining area, the much-requested downstairs cloakroom and the kitchen/breakfast room which overlooks the rear garden. Upstairs, you will find access to the loft space and internal doors to the three well-proportioned bedrooms, all of which are served by the family bathroom. Outside, to the front, there is comfortable on-street parking. To the rear, you will find the flat, child and pet-friendly, enclosed rear garden for all to enjoy when the sun is shining.



Approximate Area = 1192 sq ft / 110.7 sq m
 Outbuildings = 117 sq ft / 10.8 sq m
 Total = 1309 sq ft / 121.5 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	55	
(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). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1059668



SITUATION

Regents Park and Shirley have proved to be popular residential areas with extensive shopping facilities found nearby on 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, cinemas and event venues. Nearby, Cedar Park can be found on Oakley Road, which is a great spot for local dog walkers. Opposite the home, Regents Park Community College hosts a large swimming pool, with swimming lessons available for children of all ages. Freemantle Lake Park and St James Park offer outdoor recreational space and the indoor swimming pool on Kentish Road is a popular neighbourhood facility. Schooling for all ages is found close by.



SPECIFICATION

- Three well-proportioned bedrooms
- Easy reach of Shirley High Street & the city centre
- Ground floor cloakroom
- Lounge with feature bay window and separate dining area
- Kitchen/breakfast room
- Generously sized enclosed rear garden

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: C

ASKING PRICE

£350,000

TENURE

Freehold