



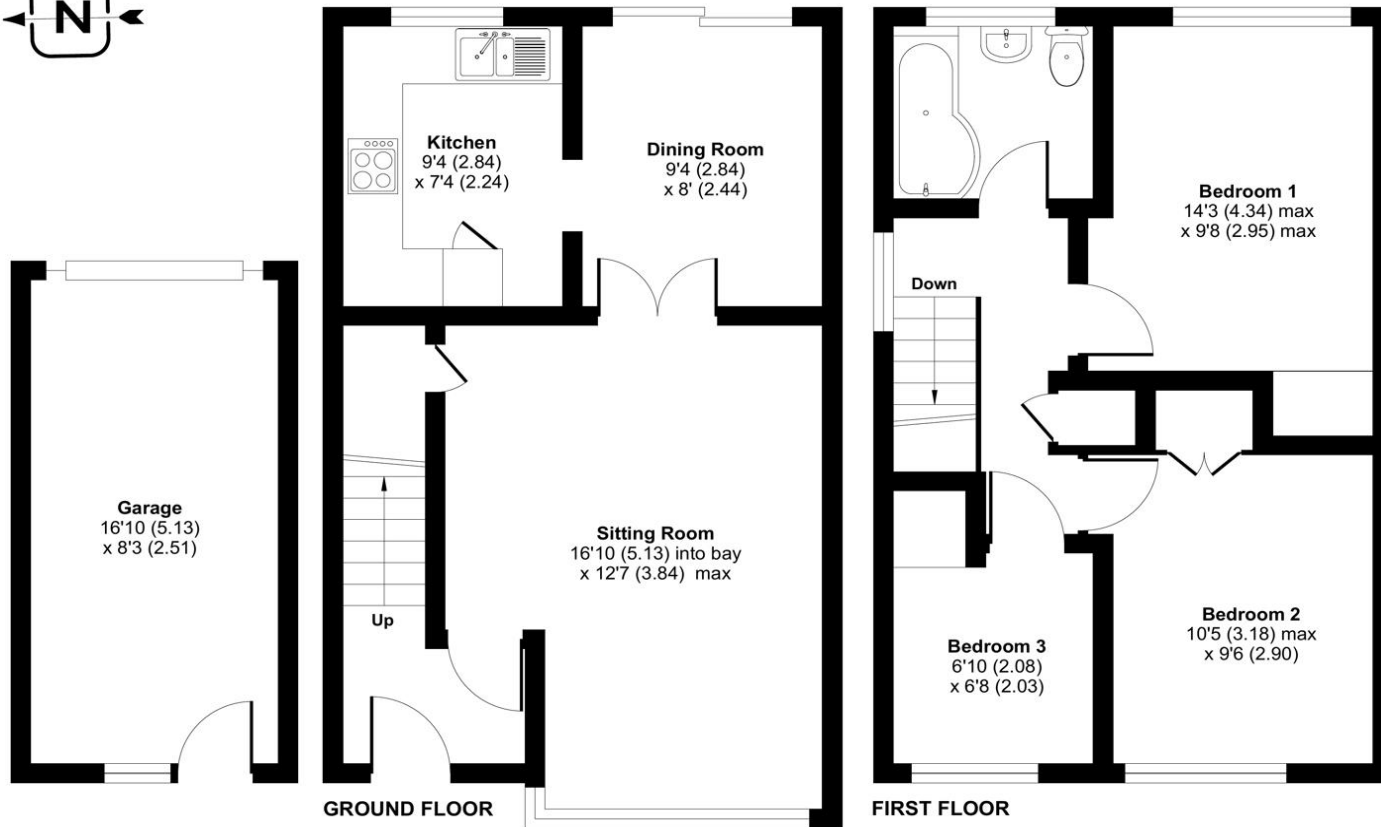
Robinia Green, Lordswood, Southampton, Hampshire, SO16 8EQ



ACCOMMODATION

Three-bedroom semi-detached family home offering a great internal layout and a low maintenance rear garden set within a popular cul-de-sac location. Ideally positioned, this home is perfectly situated within walking distance of the local shops and has easy access to motorway links, whilst having a rural feel with tree lined views. On entering the property, the spacious sitting room provides plenty of space and leads through to the separate dining room. The dining room offers plenty of space to entertain and provides access to the rear garden with sliding doors. The well fitted kitchen offers a neutral finish with room for white goods and plenty of wall and base level units providing ample storage. The first floor continues to impress with three good size bedrooms, of which the principal bedroom is benefitted by fitted storage. All three bedrooms are served by the neutral three-piece family bathroom. Externally, there is a side gate leading to the rear garden which comprises a patio, steps to an artificial lawn and a decking area in addition to access to the single garage. The property is offered with no forward chain.

Approximate Area = 838 sq ft / 77.9 sq m
 Garage = 139 sq ft / 12.9 sq m
 Total = 977 sq ft / 90.8 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	71	
(55-68)	D		
(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). © n'checon 2023. Produced for Charters Estate Agents Limited. REF: 1052397



SITUATION

Southampton is a thriving commercial port with a population in excess of 250,000 and achieved city status in 1964 due to its contribution to trade and the economy. The city centre offers an extensive range of shopping and leisure facilities ranging from small boutique outlets to major department stores including the landmark West Quay shopping mall. Restaurants, bars and cafes cater for every taste and the Cinema de lux offers the finest film viewing experience. Numerous pleasant parks together with The Common, City golf course and sports centre offer a wide range of leisure opportunities with hundreds of acres of green open space. Championship league football is played at St Marys and the Ageas Bowl is the home of Hampshire cricket hosting domestic and international matches together with live music events. The Guildhall, Mayflower and Nuffield theatres host a wide and eclectic range of plays, opera, ballet and musicals and the public art gallery in the civic centre has a famous and acclaimed collection.



SPECIFICATION

- No forward chain
- Semi Detached House
- Three-bedroom family home
- Single garage
- Cul-de-sac Location
- Walking distance to local shops and transport links

LOCAL AUTHORITY

Southampton City Council
Council Tax Band C

GUIDE PRICE

Asking Price £285,000

TENURE

Freehold