



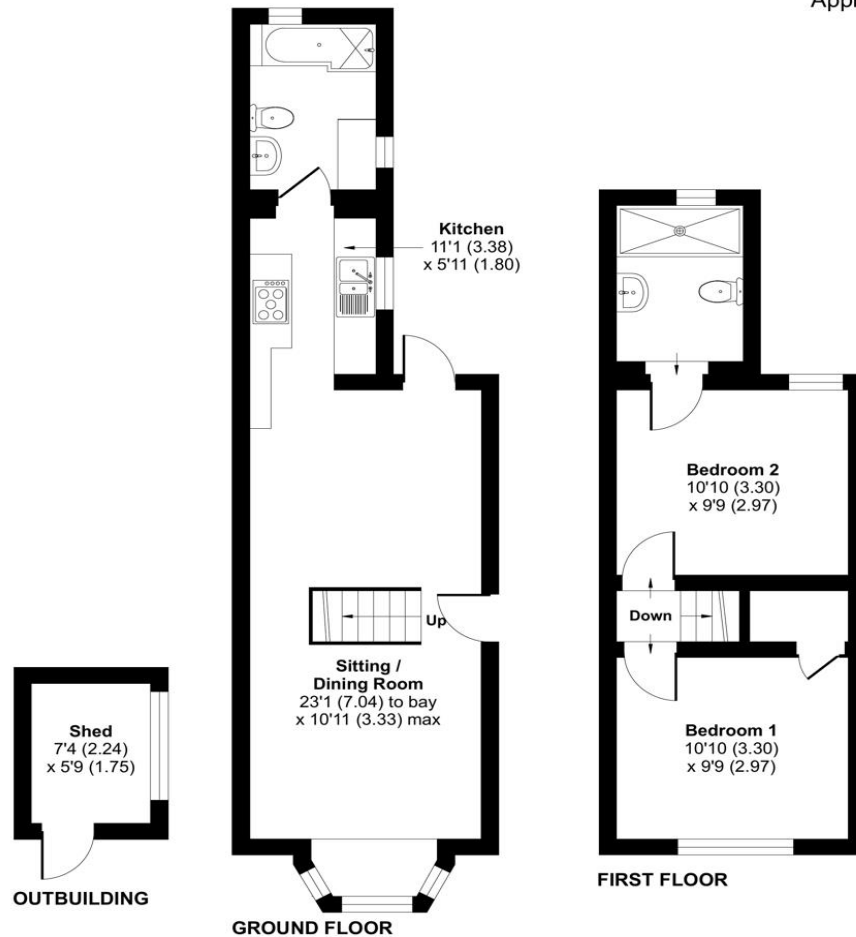


## ACCOMMODATION

This extended and characterful semi-detached house is located in an enviable position within St Deny's. This well-presented property is perfect for first time buyers or investors alike having been comprehensively refurbished in recent years to include a new kitchen and bathrooms, together with new heating and electrical installations. As you enter the home, you are greeted by the open plan sitting/dining room. The sitting area to the front displays a feature bay window, whilst the dining room has ample room for a dining suite and features a French door to the rear garden. The well-equipped galley style kitchen offers ample storage and worktop space making it perfect for food preparation. The downstairs modern fitted bathroom completes the ground floor accommodation. The well-proportioned first floor comprises two double bedrooms with a generous en-suite shower room to the principal bedroom. Externally is the spacious enclosed rear garden which has a substantial new patio terrace, with an attractive pergola and mature fruit trees including a fig and cherry with a vegetable garden. The remainder of the garden is mainly laid lawn. The property is further offered with no forward chain.



Approximate Area = 709 sq ft / 65.9 sq m  
 Outbuilding = 42 sq ft / 3.9 sq m  
 Total = 751 sq ft / 69.8 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Charters Estate Agents Limited. REF: 1089191



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>	<b>69</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## 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. Premier 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 and Mayflower 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**

- Semi-detached house in a sought-after location in St Denys
- No forward chain
- Extensively refurbished throughout
- Fibre optic broadband
- Two double bedrooms
- En-suite shower room and family bathroom
- Open-plan sitting/dining room
- Enclosed rear garden with new patio terrace and fencing

**LOCAL AUTHORITY**

Southampton City Council

Council Tax Band – C

**ASKING PRICE**

£275,000

**TENURE**

Freehold