



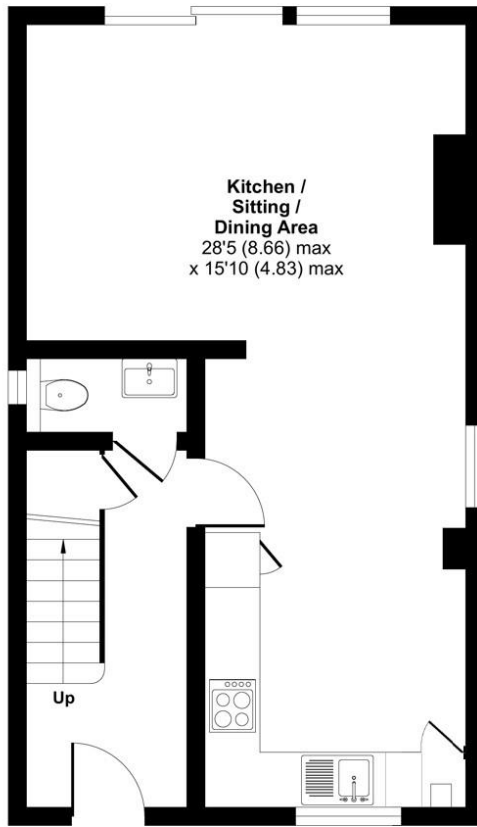
Amoy Street, Bedford Place, Southampton, Hampshire, SO15 2DR



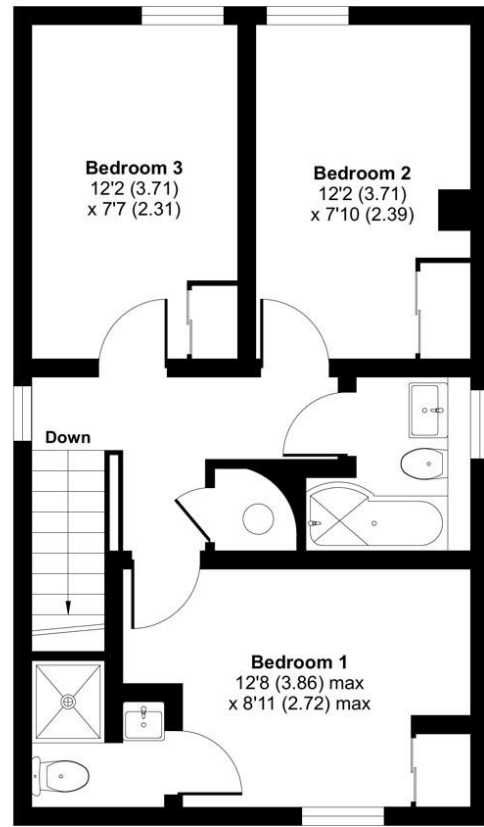
ACCOMMODATION

Discover the epitome of urban living in this well-presented three-bedroom detached house nestled in the vibrant Bedford Place area of Southampton. Boasting a seamlessly integrated living and dining space alongside a modern fitted kitchen, this home is designed for contemporary comfort. Sliding doors allow plenty of natural light in and provide outdoor access. A useful downstairs cloakroom completes the downstairs accommodation. Moving upstairs, there are three well-proportioned bedrooms, each benefiting from built-in storage. The principal bedroom benefits from a stylish ensuite shower room and the further bedrooms are served by the modern family bathroom. The property further enhances its appeal with a garage, offering both practicality and convenience. Enjoy the luxury of this residence with the added benefit of no forward chain.

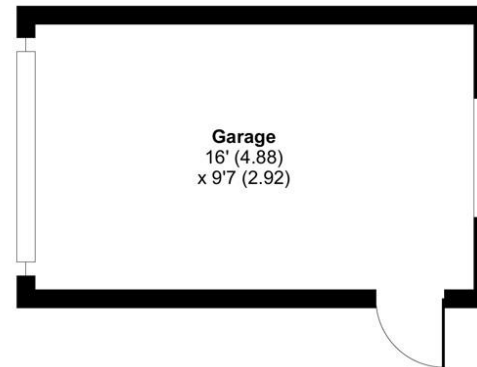
Approximate Area = 915 sq ft / 85 sq m
 Garage = 155 sq ft / 14.4 sq m
 Total = 1070 sq ft / 99.4 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	66	
(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: 1063770



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 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

- Modern family home
- Three double bedrooms
- Family bathroom, ensuite shower room and additional cloakroom
- Low-maintenance rear garden
- No forward chain

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: D

GUIDE PRICE

Asking Price £425,000

TENURE

Freehold

AGENTS NOTE

There is a licence fee for the adjoining land which is owned by Southampton City Council. This costs £150 per annum
These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.