

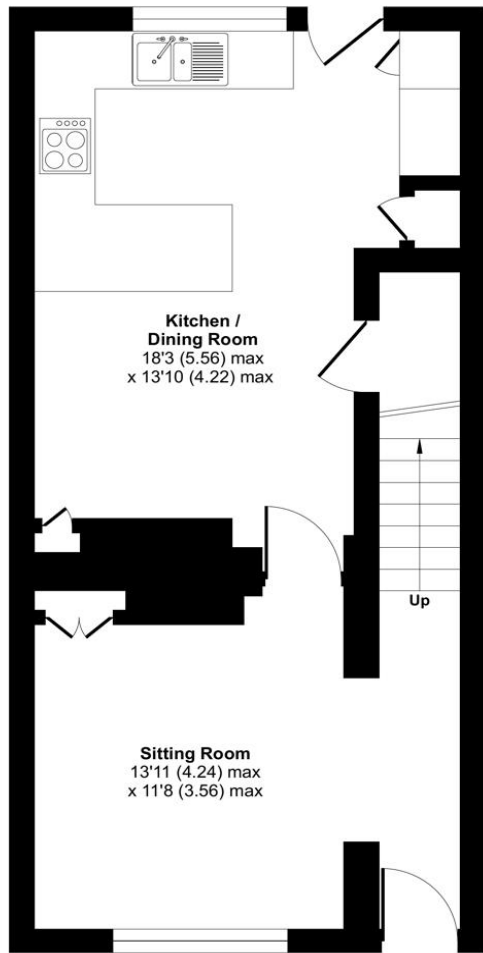


Cracknore Road, Freemantle, Southampton, Hampshire, SO15 1JE

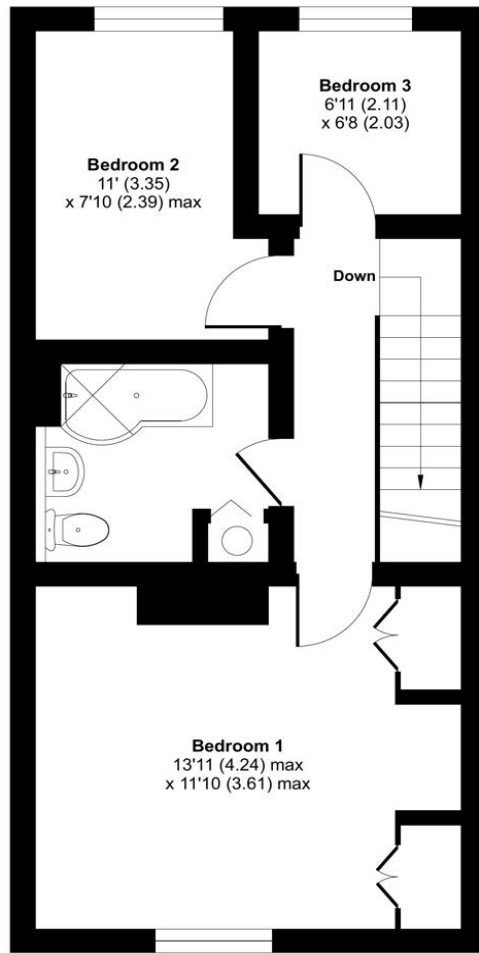


## ACCOMMODATION

This charming and characterful cottage dating back to the 1800's is situated within a quiet road, conveniently close to the city centre, Shirley High Street, the central railway station, and excellent transport links across the city, making it the ideal setting for all the family. Additionally, the home further benefits from double glazed windows and gas fired central heating. The well-proportioned living accommodation comprises of a cosy sitting room with an ornate feature fireplace, creating a lovely room to relax in. There is a wonderful, open-plan and sociable kitchen/dining room with a good range of wall and base units, which is a great place for entertaining family and friends and has a door opening to the rear garden. The first floor landing provides access to the loft space and internal doors to the three bedrooms. The principal bedroom displays built-in wardrobes and all of the bedrooms are served by the modern family bathroom. Externally, there is driveway parking for one vehicle to the front of the house and a pleasant, private, flat, child and pet friendly garden to the rear for all to enjoy. The property would make an ideal first home, buy to let opportunity, and equally a great choice for those downsizing.

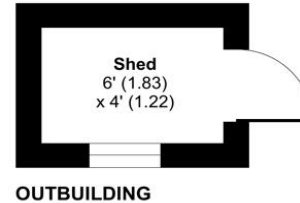


GROUND FLOOR



FIRST FLOOR

Approximate Area = 868 sq ft / 80.6 sq m  
 Outbuilding = 24 sq ft / 2.2 sq m  
 Total = 892 sq ft / 82.8 sq m  
 For identification only - Not to scale



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/cheom 2023. Produced for Charters Estate Agents Limited. REF: 1069098



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(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	

### SITUATION

Freemantle has proved to be a popular residential area with extensive shopping facilities found nearby in Shirley High Street. The central railway station is found nearby adjacent to Commercial Road, whilst the city centre is a short distance away and boasts numerous pleasant parks, the West Quay shopping mall, numerous bars, restaurants and cinemas. Freemantle Lake Park and St James's Park offer outdoor recreational space and the indoor swimming pool in Kentish Road is a popular neighbourhood facility.



### SPECIFICATION

- Charming three-bedroom cottage within close proximity to the city centre
- Walking distance to the central railway station
- Open-plan kitchen/dining room
- Cosy sitting room with a feature fireplace
- Three bedrooms
- Contemporary family bathroom
- Three bedrooms
- Enclosed and private rear garden
- Convenient driveway parking
- Ideal first home or buy to let landlord opportunity

### LOCAL AUTHORITY

Southampton City Council

Council Tax Band - B

### ASKING PRICE

£270,000

### TENURE

Leasehold

Unexpired Years: to be confirmed

Annual Ground Rent: N/A

Annual Service Charge: N/A

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.