



Grove Road, Shirley, Southampton, Hampshire, SO15 3GH



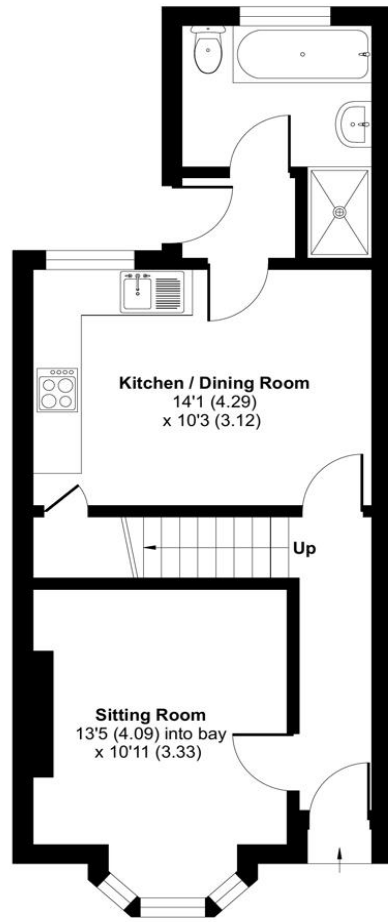
ACCOMMODATION

This charming Victorian terraced house is offered to the market with no onward chain and is the ideal property for first-time buyers, and those looking to downsize, as well as being a great choice for buy-to-let landlords looking to add to their portfolio. The home is conveniently close to the city centre, and the main railway station is within proximity to the general hospital and is within walking distance to Shirley's bustling high street. The ground floor accommodation of the property comprises a cosy lounge with bay window and a generously kitchen and dining room that leads to the inner lobby where you will find access to the rear garden and internal door to the family bathroom. Upstairs, the first-floor landing provides access to the loft space and doors to the two double bedrooms with the bedroom to the rear leading to a third bedroom which could potentially be altered to be used as a work-from-home office or converted to an ensuite bathroom. There is ample on-street parking outside and a garden to the rear for all to enjoy.

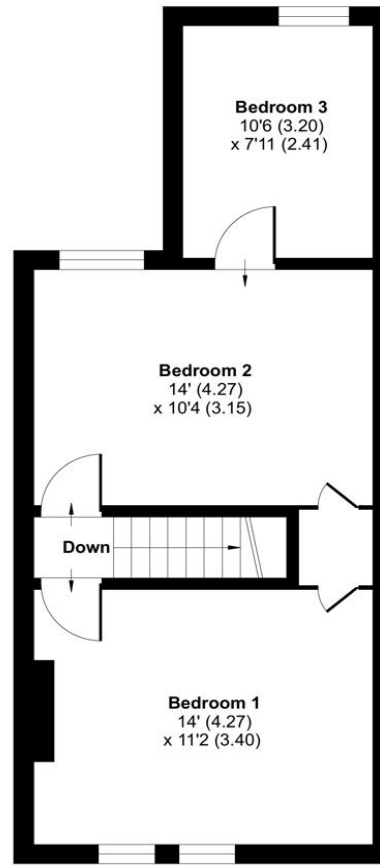


Approximate Area = 878 sq ft / 81.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 1057728



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SITUATION

Shirley is a sought-after residential area with The Common, the central railway station and the city centre all within easy reach. Local shops are within walking distance whilst the extensive facilities of Shirley High Street are also found nearby. An excellent bus service serving all parts of the city passes along St James Road and popular schools for all ages are located within the vicinity. St James Park is within walking distance and is an extremely popular place for families with children to enjoy outdoor recreation. An indoor swimming pool is found nearby on Kentish Road and is an additional neighbourhood facility popular with children of all ages.



SPECIFICATION

- No onward chain
- Walking distance to Shirley High Street
- Enclosed rear garden
- Lounge with feature bay window
- Kitchen dining room
- Proximity to the city centre and railway station

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: B

ASKING PRICE

Offers Over
£235,000

TENURE

Freehold