



Imperial Avenue, Shirley, Southampton, Hampshire, SO15 8QJ



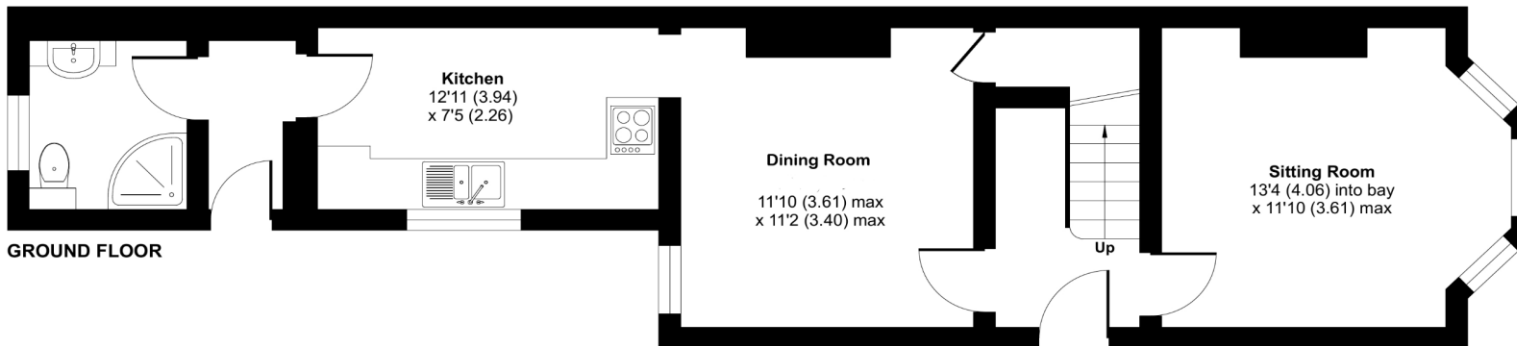
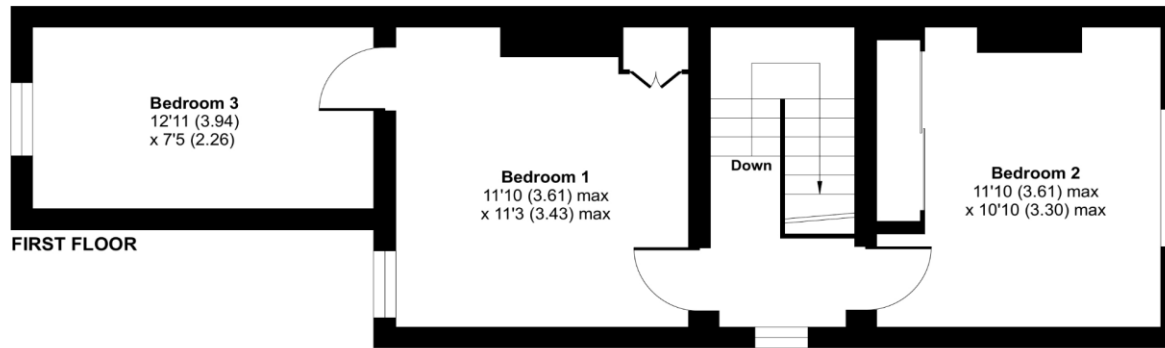
ACCOMMODATION

Charters are delighted to offer to the market this charming Victorian terraced house which is within walking distance to Shirley's busy and bustling High Street, and is within close proximity to the city centre, the mainline railway station, daily shops, and schooling for all ages making it the ideal home for all the family. The property would be a great choice for any first-time buyers, those downsizing, and buy to let landlords' looking to add to their portfolio. The house is found towards the end of a no-through road and the generously sized accommodation on the ground floor comprises a cosy sitting room with feature bay window and fireplace, together with a separate dining room. The fitted kitchen has a range of wall and base units. The inner hallway leads to the family shower room and out to the rear garden. Upstairs, the landing has access to the loft space and internal doors to the two double bedrooms and the single third bedroom. (This room is accessed via bedroom one and would be ideal as a dressing room or home study). Externally there is comfortable on street parking to the front of the house and a low maintenance garden to the rear for all to enjoy when the sun is shining.



Approximate Area = 983 sq ft / 91.3 sq m

For identification only - Not to scale



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



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: 1061567



SITUATION

Shirley has proved to be a popular residential area with extensive shopping facilities found nearby in Shirley High Street. The central railway station is found adjacent to Commercial Road and the city centre is a short distance away boasting numerous pleasant parks, the West Quay shopping mall, a range of bars, restaurants and cinemas. Southampton Common is nearby with 326 acres of woodlands, parks, grasslands, ponds and a children's paddling pool. St James Park offers further outdoor recreational space and the indoor swimming pool in English Road is a popular neighbourhood facility. Schooling for all ages is found close by.



SPECIFICATION

- Semi-detached Victorian property
- Close proximity to the city centre
- Ideal first home or buy to let opportunity
- Two/three bedrooms
- Two reception rooms
- Ground floor shower room
- Generously sized rear garden
- No onwards chain

LOCAL AUTHORITY

Southampton City Council

Council Tax Band – D

ASKING PRICE

275,000

TENURE

Freehold