



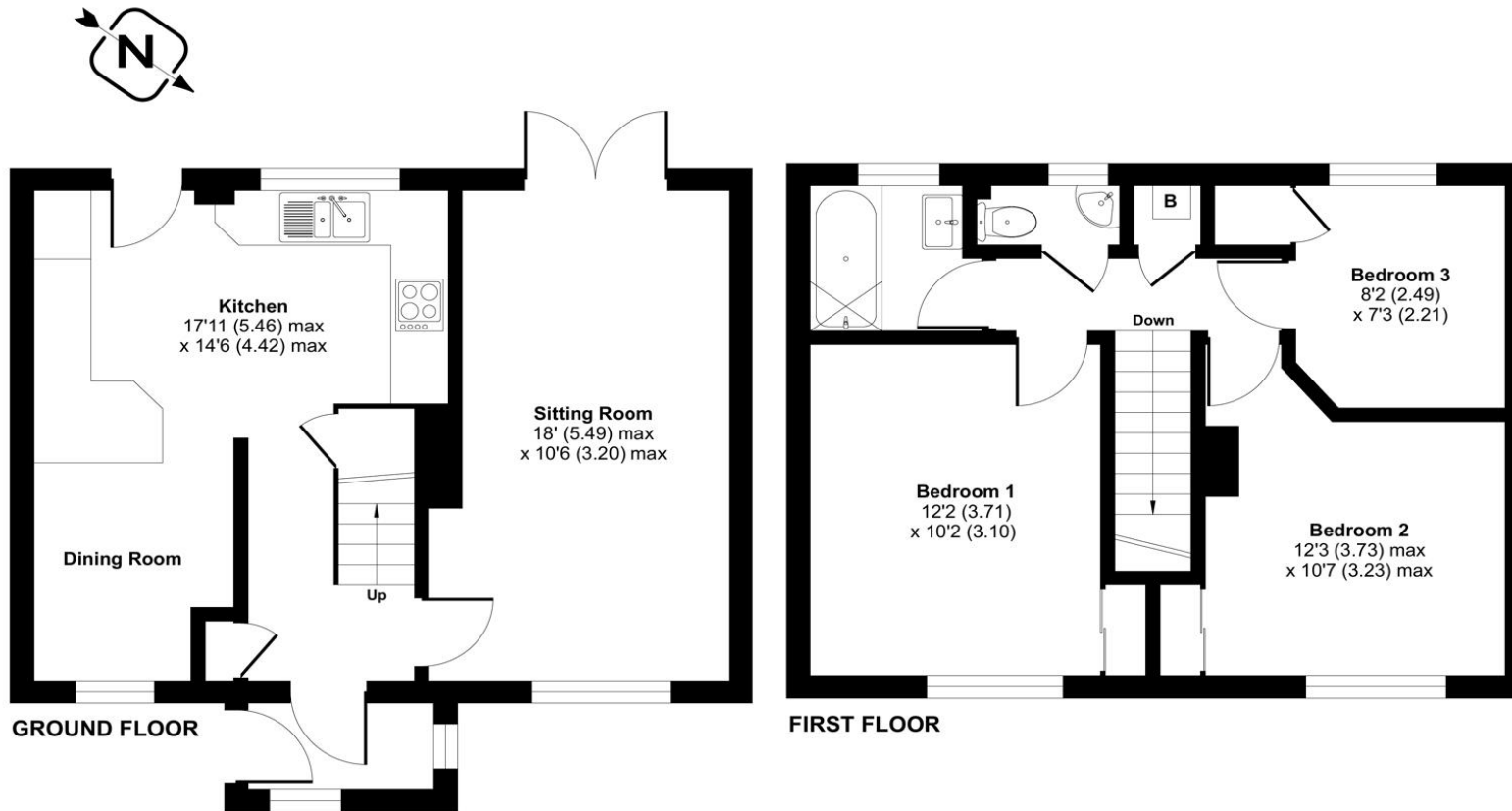


ACCOMMODATION

Spacious three-bedroom terraced family home has been modernised and beautifully maintained by the current owners, offering light and spacious accommodation in the popular residential location of Thornhill. The accommodation comprises a spacious dual aspect sitting room benefitting from windows overlooking the front and French doors leading out to the landscaped rear garden. The open plan kitchen/dining room has been fitted with a wide range of wall and base level units creating plenty of storage solutions which completes the ground floor accommodation. Upstairs continues to impress with three well-proportioned bedrooms, with built in cupboard spaces to all bedrooms and a modern fitted family bathroom with a separate cloak room. Externally, there is the delightful enclosed garden, mainly laid to lawn with a generous patio seating area perfect for entertaining, a storage shed positioned to the rear and parking for two cars.

Approximate Area = 902 sq ft / 83.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	73	
(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	



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: 1057634



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, 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

- Spacious family home
- Modernised and beautifully maintained throughout
- Popular residential location
- Open plan kitchen/dining room
- Separate sitting room
- Three bedrooms
- Family bathroom
- Enclosed rear garden
- Parking for two cars

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: B

GUIDE PRICE

Asking price £279,000

TENURE

Freehold