



Oakley Road, Regents Park, Southampton, Hampshire, SO16 4LH



ACCOMMODATION

Offered for sale with the added benefit of there being no onward chain is this traditional, spacious Victorian terraced house which is conveniently located within close proximity to all of the daily amenities of Shirley high street, schooling for all ages, the city centre, main railway station and the M27 motorway network. The 24-hour Tesco superstore is also a short walk or drive away. The generously sized, and favourably laid out accommodation comprises, an entrance hallway which leads to the cosy sitting room with a feature bay window, a separate dining room and a kitchen, which provides access out to the rear garden. Upstairs, the first floor provides access to the loft space and internal doors to three well-proportioned bedrooms and a family bathroom. Outside, there is on street parking as well as in many of the side streets (on a first come first serve basis) and an enclosed rear garden for all to enjoy when the sun is shining.

Approximate Area = 1048 sq ft / 97.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	69	
(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). © n1che.com 2023. Produced for Charters Estate Agents Limited. REF: 1057235



SITUATION

Regents Park and 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, numerous bars, restaurants and cinemas. Freemantle Lake Park and St James Park offer outdoor recreational space and the indoor swimming pool in Kentish Road is a popular neighbourhood facility. Schooling for all ages is found close by.



SPECIFICATION

- No onward chain
- Sitting room with bay window
- Separate dining room
- Three well-proportioned bedrooms
- Enclosed rear garden
- Walking distance of Shirley High Street

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: B

GUIDE PRICE

Asking Price £265,000

TENURE

Freehold