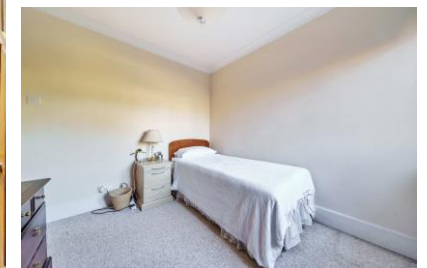


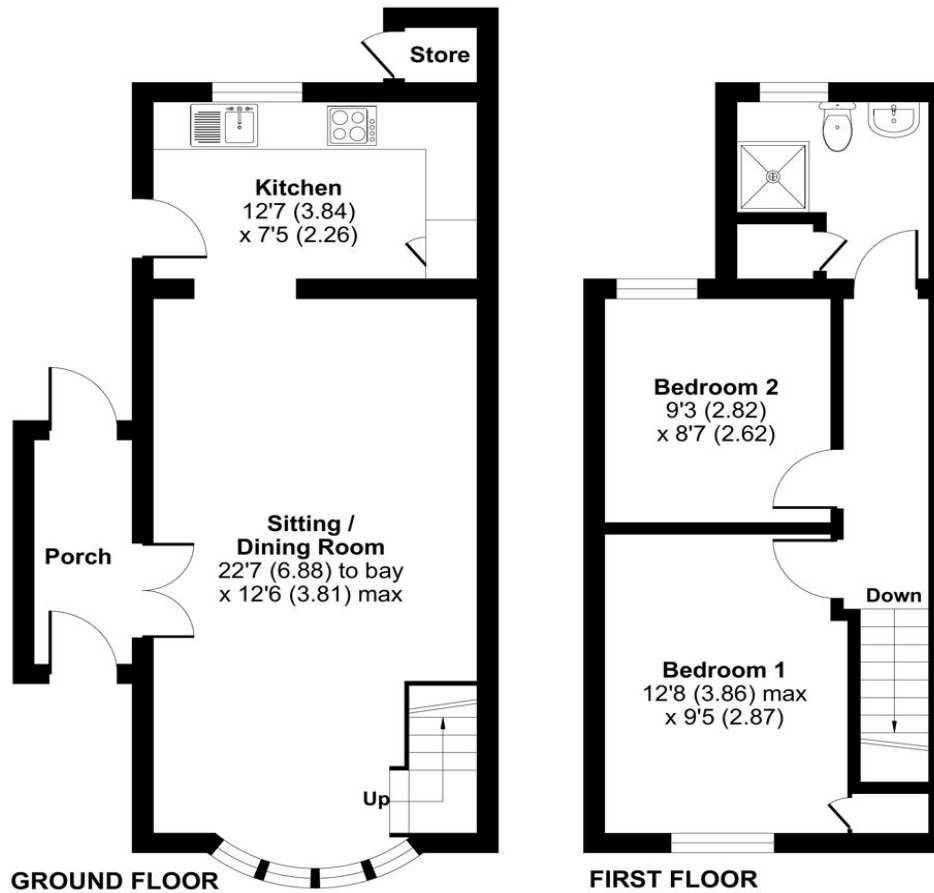


Pointout Road, Bassett, Southampton, Hampshire, SO16 7DN



ACCOMMODATION

Charters are delighted to offer for sale this charming two double bedroom semi-detached cottage, which is wonderfully located within a quiet street just off Winchester Road. The property is within walking distance of several local shops, as well as doctor's and dentist surgeries, and the open spaces on offer at St James Park and the sports centre. Within close proximity is the General Hospital, and access to both the M3 and M27 motorway networks. The home benefits from a very handy side porch which gives another access point to the rear garden. Internally, the ground floor accommodation comprises of a lovely country cottage style kitchen, again providing rear access, and a large, open-plan sitting/dining room with stairs to the first floor. Upstairs, you will find two generously sized double bedrooms that are light and roomy, and a very well-proportioned, modern and stylish shower room. Outside there is on street parking and a low maintenance 'Mediterranean style courtyard' garden to enjoy when the sun is shining with a useful outbuilding for storage, which also houses the gas fired combination boiler.



Approximate Area = 795 sq ft / 73.8 sq m
 Store = 7 sq ft / 0.6 sq m
 Total = 802 sq ft / 74.4 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(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: 1057155



SITUATION

The Common, Sports Centre and City Golf Course, all providing excellent recreational facilities are found close by. The University and General Hospital are within the vicinity with local shops in Winchester Road. Access points to the M3 and M27 motorways are found at the end of The Avenue and Stoneham Way whilst the Parkway railway station is found at junction five of the M27 (opposite the international airport) and provides a fast and convenient route to London Waterloo. A variety of schools for all ages are found nearby.



SPECIFICATION

- Large open plan lounge and dining room
- Two double bedrooms
- Charming and characterful cottage
- Stylish and modern shower room
- Low maintenance rear garden
- Close proximity of the general hospital

LOCAL AUTHORITY

Southampton City Council

Council Tax Band - B

ASKING PRICE

£280,000

TENURE

Leasehold

Length of lease - 999 years

No of years remaining - 878 approximately

Current ground rent - TBC