



Portswood Road, Portswood, Southampton, Hampshire, SO17 2TD



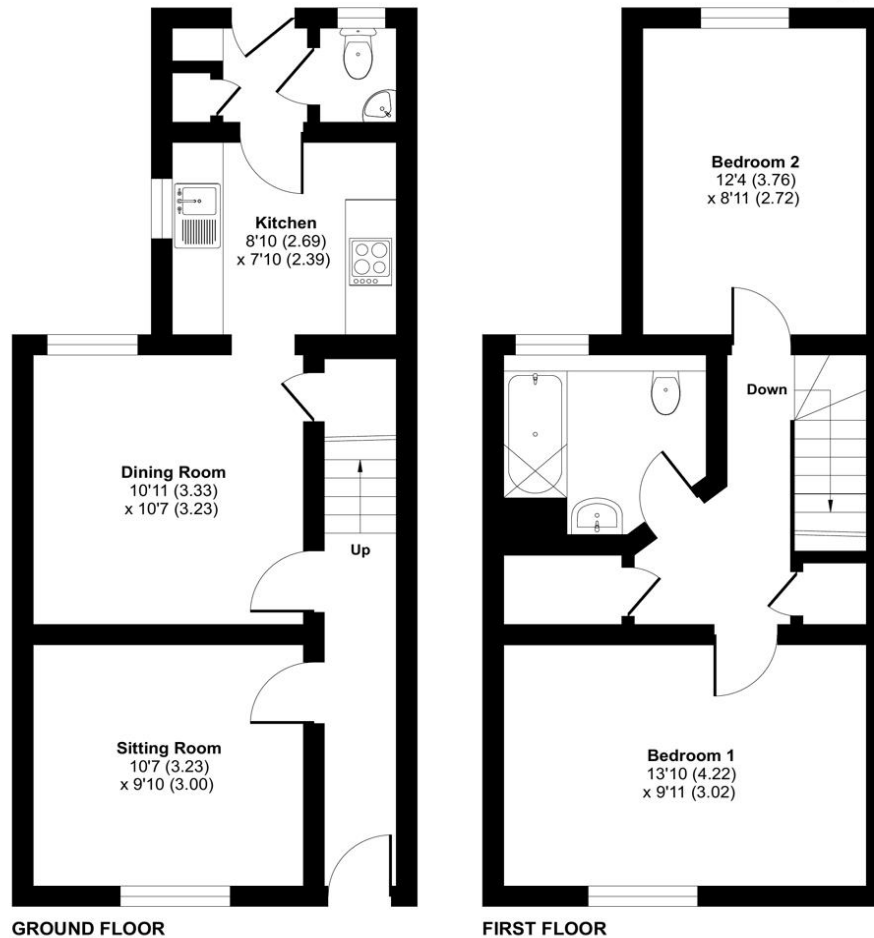
ACCOMMODATION

Introducing this charming and spacious terraced house, located at the end of a private road in the popular residential neighbourhood of Portswood. As you step inside, you will be greeted by a well-maintained interior, offering a comfortable living space and a modern kitchen. Upstairs boasts two well-appointed bedrooms and a family bathroom. Externally, the property features a good sized rear garden with a decked area perfect for al fresco dining. Additionally, the convenience of off-street parking ensures hassle-free parking arrangements and proximity to the University, Portswood High Street, and Southampton city centre making it an excellent first-time or investment purchase.



Approximate Area = 862 sq ft / 80 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	72	
(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: 1064023



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



SPECIFICATION

- Two bedroom terrace home
- Two reception rooms
- Located at the end of a private road
- Family bathroom and downstairs cloakroom
- Off road parking
- No forward chain

LOCAL AUTHORITY

Southampton City Council
Council Tax Band B

GUIDE PRICE

Offers Over £249,950

TENURE

Freehold