



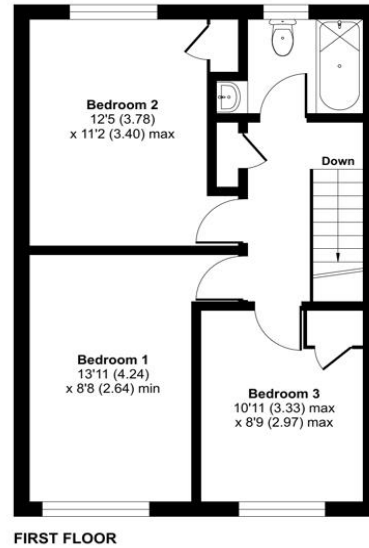
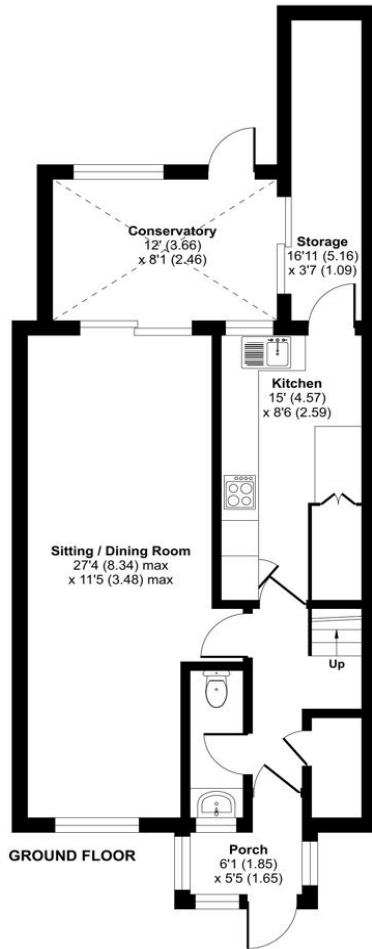
Whitehouse Gardens, Regents Park, Southampton, Hampshire, SO15 0SB



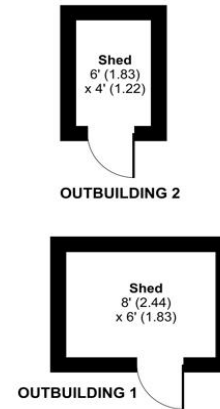


## ACCOMMODATION

This well-proportioned three-bedroom family home is wonderfully placed within a quiet no through road in the much-requested district of Regents Park and is handily placed for access to the city centre, the central railway station, Shirley High Street, schooling for all ages and access to the M27 motorway network making it the ideal setting for the whole family. The home could benefit from some cosmetic and decorative improvements giving you the perfect blank canvas to individualise and stamp your style all over it. The generously sized ground floor accommodation comprises a large open plan lounge and dining room which provides access to a conservatory overlooking the rear garden, the 15-foot kitchen and the always handy downstairs cloakroom. Upstairs, you will find internal doors off of the landing to the three generously sized bedrooms, all of which are served by the family bathroom. Outside, there is plenty of off-road parking with a large driveway to the front of the house and a low maintenance, private and enclosed garden to the rear for all to enjoy when the sun is shining.



Approximate Area = 1179 sq ft / 109.5 sq m  
 Outbuildings = 72 sq ft / 6.7 sq m  
 Total = 1251 sq ft / 116.2 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	56	
(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 2024. Produced for Charters Estate Agents Limited. REF: 1093703



## 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. Championship 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 and Mayflower 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**

- Ample parking with a large driveway
- Three well-proportioned bedrooms
- Low maintenance rear garden
- Ideal first home or buy-to-let opportunity
- Open plan 27-foot lounge dining room
- Conservatory
- 15-foot kitchen
- Ground floor cloakroom

#### **LOCAL AUTHORITY**

Southampton City Council  
Council Tax Band: B

#### **ASKING PRICE**

£290,000

#### **TENURE**

Freehold