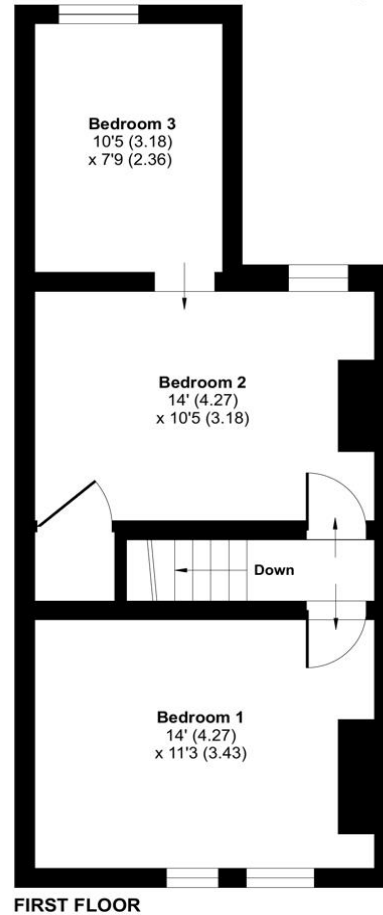
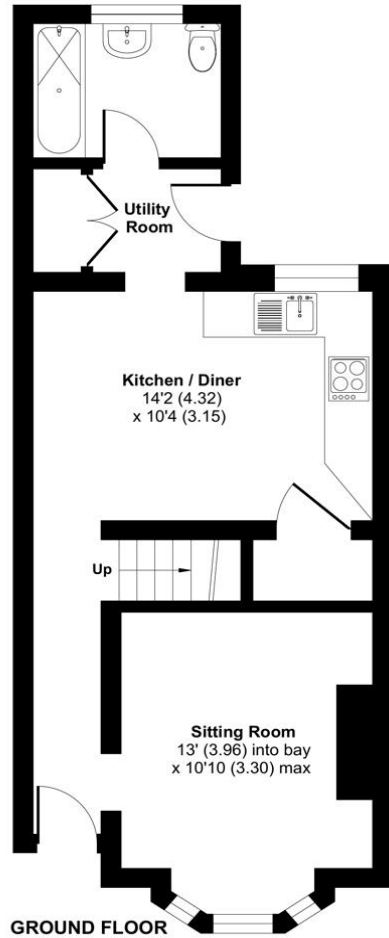






ACCOMMODATION

This charming Victorian terraced house is offered to the market with no onward chain and is the ideal property for first time buyers, those looking to downsize, as well as being a great choice for buy to let landlords looking to add to their portfolio. The home is conveniently located close to the city centre and main railway station and is within close proximity to The General hospital and Shirley's bustling and busy high street. The ground floor accommodation comprises a cosy sitting room with a feature bay window, a good-sized kitchen/dining room with access to a utility area and the inner hallway with access to the rear garden and the family bathroom. The first-floor landing provides access to the loft space and three bedrooms, the principal bedroom benefitting from built in cupboard space and bedroom two which overlooks the rear garden and has a door leading to a third bedroom, which could also be used as a dressing room or study/home office. Outside, there is on street parking, and an enclosed garden to the rear for all to enjoy when the sun is shining.



Approximate Area = 903 sq ft / 83.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	64	
(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: 1057890



SITUATION

Shirley is a sought-after residential area with The Common, central railway station and city centre all within easy reach. Local shops are within walking distance whilst the extensive facilities of Shirley High Street are also found nearby. An excellent bus service serving all parts of the city passes along St James Road and popular schools for all ages are located within the vicinity. St James Park is within walking distance and is an extremely popular place for families with children to enjoy outdoor recreation. An indoor swimming pool is found nearby in Kentish Road and is an additional neighbourhood facility popular with children of all ages.



SPECIFICATION

- No onward chain
- Ideal first home or buy to let opportunity
- Walking distance to Shirley High Street
- Three well-proportioned bedrooms
- Enclosed rear garden
- Close proximity to the city centre

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: B

GUIDE PRICE

Asking Price £250,000

TENURE

Freehold