

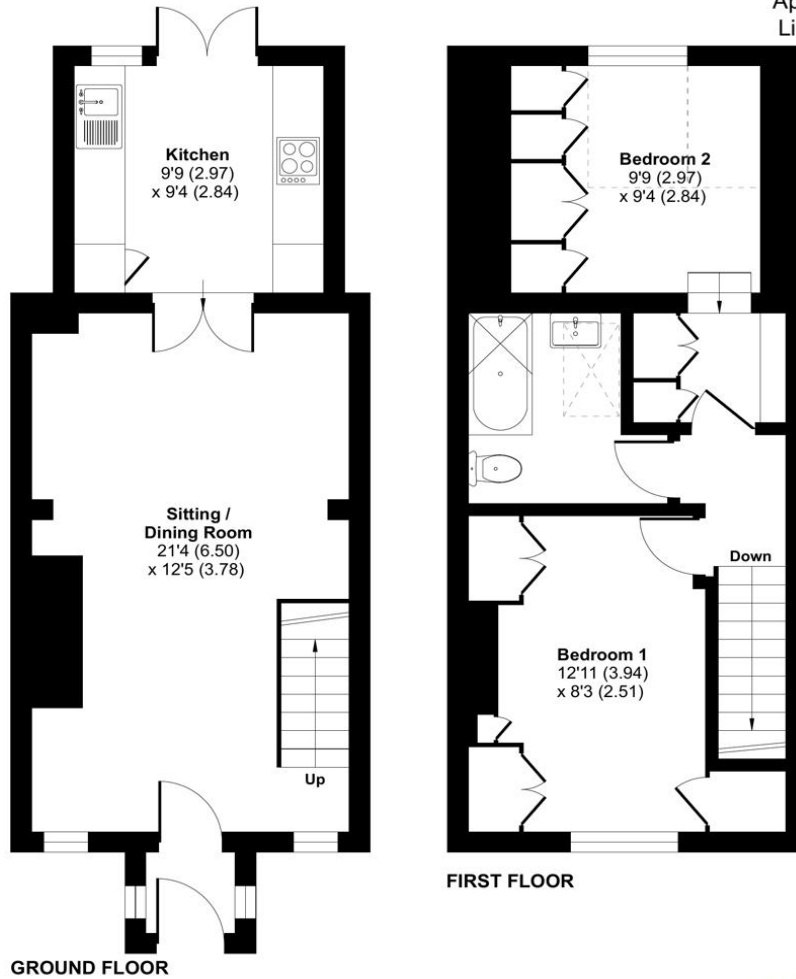


Burgess Road, Bassett, Southampton, Hampshire, SO16 7AJ



ACCOMMODATION

This charming, characterful and well-presented cottage is located within the highly popular suburb of Bassett and is within close proximity of The General Hospital, The University and with convenient access to the M3 and M27 motorway networks, together with the vast open spaces on offer at The Common and the sports centre. The ground floor accommodation consists of a useful entrance porch that opens up into the large, open-plan, dual aspect sitting/dining room which measures in excess of 21 ft in length with a feature fireplace and has doors that provide access to the country cottage style kitchen with a comprehensive range of cream wall and base units with flag stone flooring and French doors to the rear garden. The first-floor landing provides access to the roof space with fitted storage and doors to the double bedroom to the front of the home and the second bedroom to the rear, both of which enjoy a range of built-in wardrobes. Both bedrooms are served by the contemporary family bathroom. There is a private, low maintenance paved garden to the rear with access to the parking space immediately behind the garden. A further large paved terrace is found to the front of the cottage.



Approximate Area = 716 sq ft / 66.5 sq m
 Limited Use Area(s) = 34 sq ft / 3.1 sq m
 Total = 750 sq ft / 69.6 sq m
 For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR

FIRST FLOOR



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: 1083748



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SITUATION

Bassett has proved to be a popular residential area due to the close proximity of the city golf course, The Common and sports centre that provide excellent recreational facilities. The University and General Hospital are found within the vicinity and access points to the M3 and M27 motorway networks allow fast lines of communication to London as well as regional towns and cities. The Parkway railway station is found opposite the international airport adjacent to Junction 5 of the M27 and provides a fast route to Waterloo. The city centre is a short drive away and offers extensive facilities including the West Quay shopping mall, numerous parks, restaurants, bars and cinemas. A variety of schools for all ages are found nearby.



SPECIFICATION

- Well-presented charming and characterful cottage in a popular Bassett location
- Close proximity to The General Hospital and The University
- Walking distance to The Common and sports centre
- Open-plan sitting/dining room
- Two bedrooms
- Low maintenance rear garden
- Large front garden
- Parking space immediately behind the rear garden

LOCAL AUTHORITY

Southampton City Council

Council Tax Band – C

ASKING PRICE

£300,000

TENURE

Freehold