



Carnation Road, Bassett Green, Southampton, Hampshire, SO16 3JW



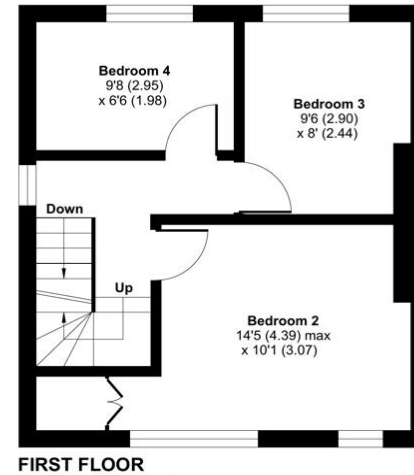
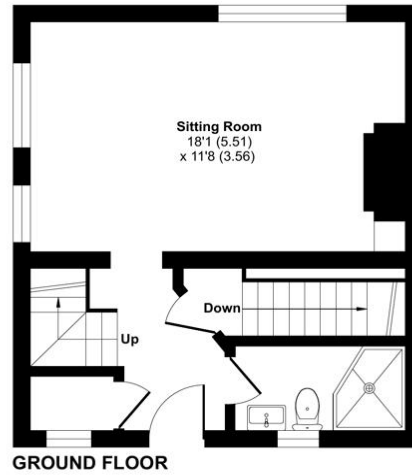
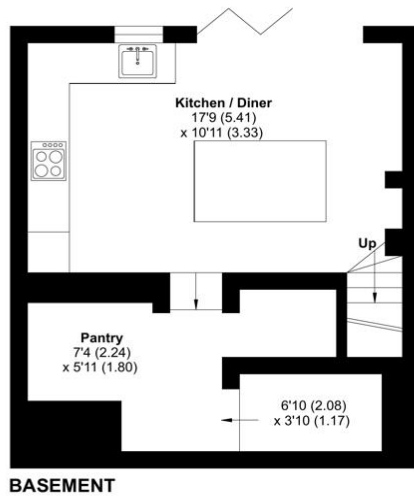
ACCOMMODATION

This conveniently located four-bedroom family home is offered to the market within close proximity to amenities as well as being handily placed for access to the M27 motorway network, excellent transport links across the city and a short distance from the University and Airport. This property would make a great first home as well as being an ideal option for any buy to let investors, or those downsizing. Sat towards the end of a quiet cul de sac, this house is unusually, spread over four floors and is deceptively spacious. The front of the property benefits from driveway parking for one vehicle and a front garden front garden. The ground floor accommodation comprises the 18-foot sitting room and the family bathroom, whilst there are stairs to take you to both the lower ground floor and the first floor. The lower ground floor hosts the generously sized kitchen/ diner, with a central island and bifold doors opening out onto the rear garden. There is also a generously sized pantry/utility space to complement the kitchen. The first floor is where you will find the three well-proportioned bedrooms, and the top floor of the house is where you will find the large principal bedroom with ensuite shower room. There is a generously sized garden to the rear, across two levels, with a patio to the rear of the house and a spacious lawned area to the rear. This property is a rare opportunity to shape a home to your specifications, capitalising on its inherent charm and prime location.



Denotes restricted head height

Approximate Area = 1299 sq ft / 120.6 sq m
 Limited Use Area(s) = 42 sq ft / 3.9 sq m
 Total = 1341 sq ft / 124.5 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		80
(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	



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: 1088570



SITUATION

Bassett is a highly sought after residential area due to the close proximity of The University of Southampton campus, which provides numerous facilities including The Jubilee sports complex that has an indoor swimming pool. The Turner Sims concert hall and popular Nuffield Theatre are also found nearby that host a varied programme of cultural events. Southampton Common, Sports Centre and City Golf Course are within a short distance and provide excellent recreational open space. Access to the M27/M3 motorway network is close by and Southampton Airport Parkway railway station provides a fast route to Waterloo and in addition, Southampton Airport is just 2.5 miles away. Local shops are found in Winchester Road whilst the city centre is only two miles distant boasting major high street facilities and the West Quay shopping mall and cinema restaurant complex.



SPECIFICATION

- Four storey semi-detached family home
- Bathroom & en-suite shower room
- Four bedrooms
- Kitchen dining room
- Utility room
- Off road parking for one vehicle

LOCAL AUTHORITY

Southampton City Council
Council Tax Band C

GUIDE PRICE

Asking Price £300,000

TENURE

Freehold