

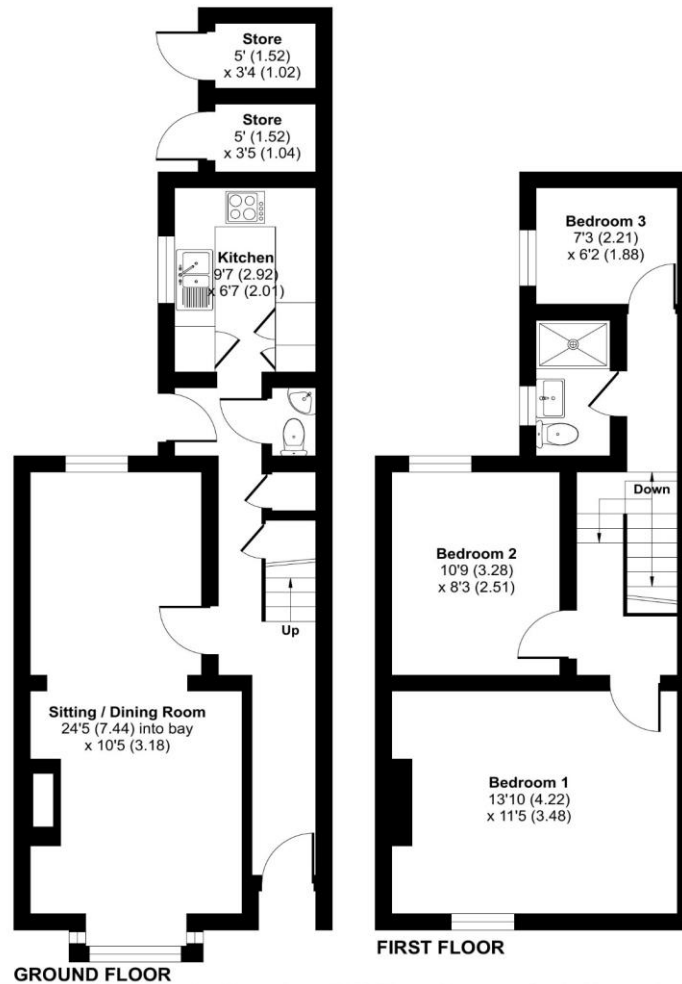


Florence Road, Woolston, Southampton, Hampshire, SO19 9BT



ACCOMMODATION

A superb three-bedroom semi-detached home located in the highly sought after location of central Woolston. The property provides originally built in the early 1900s offers a balance of character features with modern contemporary living. The property has been lovingly maintained by the current homeowners and would suit many buyers alike. The entrance hallway has ample under stairs storage with a downstairs cloakroom. The property boasts a spacious sitting/dining room with a wonderful bay window which has a neutral colour tone and wood burner, the modern galley style kitchen is in excellent order with many integral appliances and offering plenty of storage solutions. There is a double-glazed door providing access out onto the rear garden. Upstairs continues to impress with three bedrooms, two doubles and a single all accommodate by the modern three-piece family shower room. Further benefits include an enclosed rear garden with laid lawn and patio perfect for outdoor entertainment, enjoy the summer months with family and friends. To front of the home is off road parking for two cars.



Approximate Area = 853 sq ft / 79.2 sq m
 Store = 35 sq ft / 3.2 sq m
 Total = 888 sq ft / 82.4 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(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). © richcom 2024. Produced for Charters Estate Agents Limited. REF: 1084622



SITUATION

Situated in the popular inner-city suburb of Woolston and within the popular Waterside development of Centenary Quay, the position of this property is ever convenient highlighted with a short walk of around 25 minutes to the commercial centre of Southampton with its wealth of amenities including theatre, restaurants and national recognised retail outlets. A railway station is a 10-minute brisk walk away for commuting and further recreational benefits include Victoria Park which boasts coastal proximity and a wealth of picturesque walks and scenery.



SPECIFICATION

- Semi-detached family home
- Sought-after residential location
- Spacious sitting/dining room
- Modern galley kitchen
- Three good/sized bedrooms
- Three-piece family shower room
- Enclosed rear garden
- Off-road parking

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: B

GUIDE PRICE

Asking Price £325,000

TENURE

Freehold