



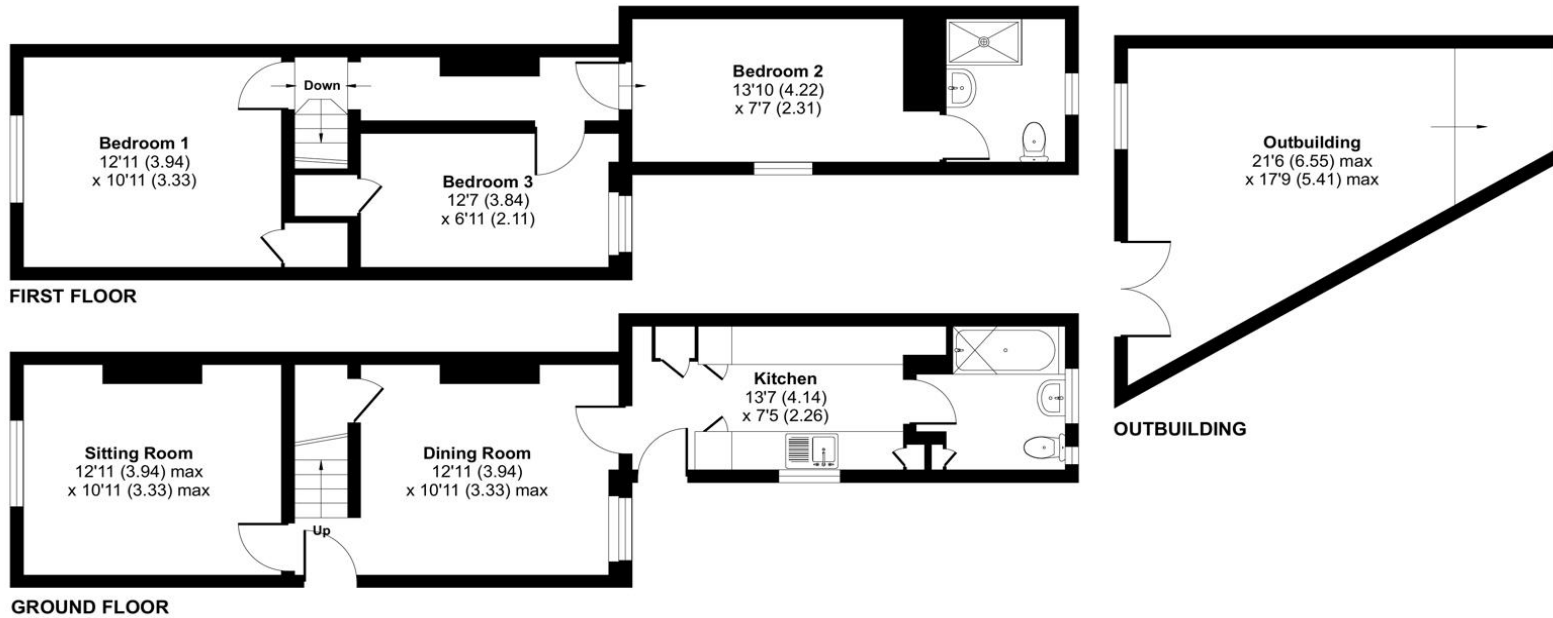


ACCOMMODATION

Charters are delighted to offer for sale this deceptively spacious three bedroom detached home that is sat within a quiet and tucked away street yet the shortest of distances away from the city centre, Shirley high street and the central railway station. Schooling for all ages is also within close proximity making this a home that is perfectly placed for the whole family. The ground floor accommodation accessed from the entrance hallway consists of a cosy sitting room to the front of the home, a separate dining room with handy understairs storage, a fitted kitchen with an array of wall, base and drawer units and a family bathroom with separate WC. Upstairs, the first-floor landing provides access to the loft space and three well-proportioned bedrooms of which one benefits from the use of an en-suite shower room. Externally, there is on street parking to the front of the house and a very generously sized, flat, private garden to the rear for all to enjoy. The garden also boasts a large outbuilding with power and lighting that makes for the perfect room for a work from home office or a home gym.



Approximate Area = 994 sq ft / 92.3 sq m
 Outbuilding = 247 sq ft / 22.9 sq m
 Total = 1241 sq ft / 115.2 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	48	
(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: 1083222



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. Premier league 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, Mayflower and Nuffield 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

- Close proximity to the city centre & Shirley High
- Street
- Generously sized rear garden with large outbuilding
- Three well-proportioned bedrooms
- Easy access to the central railway station
- Two reception rooms
- Family bathroom & en-suite shower room

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: C

GUIDE PRICE

Offers Over £300,000

TENURE

Freehold