



Sedbergh Road, Millbrook, Southampton, Hampshire, SO16 9GZ

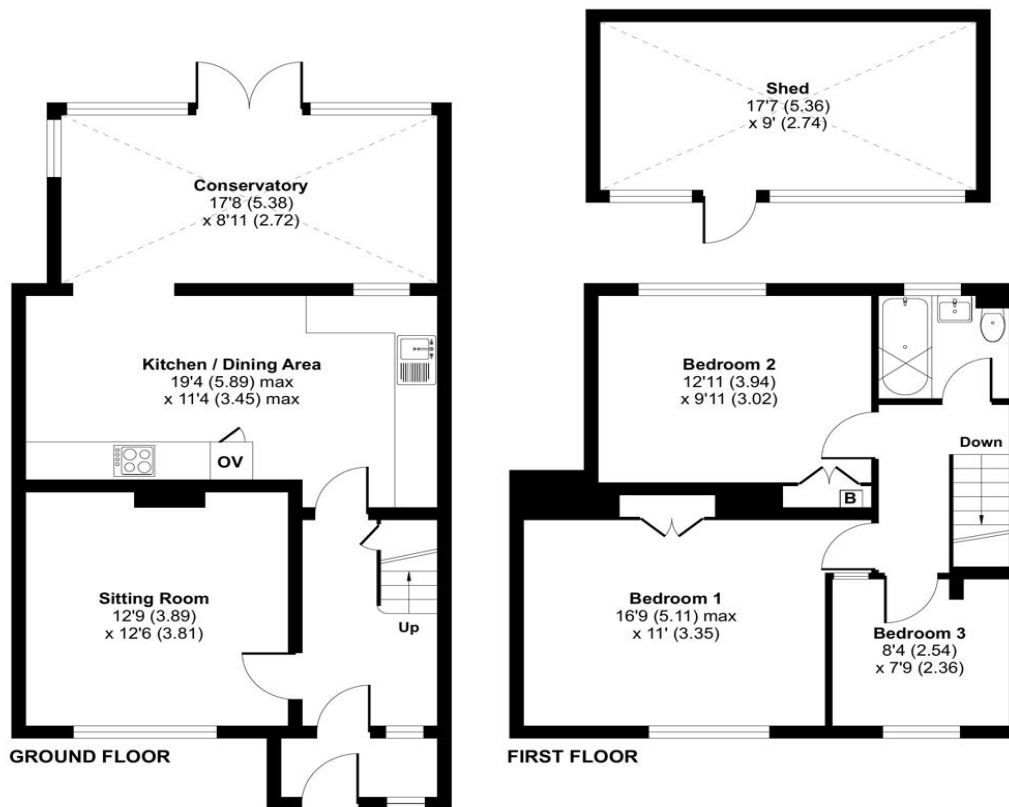


ACCOMMODATION

Charters are delighted to offer for sale this well presented, generously sized three bedroom terraced house within close proximity of the general hospital, schooling for all ages, the city centre, the M27 motorway network, and Shirley High Street making it well placed for the whole family. The house, which is available to purchase with the added benefit of having no onward chain is the perfect property for first-time buyers, and those downsizing, whilst also being an excellent opportunity for any buy to let landlords looking to add to their portfolio. The well proportioned, and favourably laid out accommodation comprises a cosy sitting room with access to the hub of the home, the 19 foot kitchen dining room which provides a great space for entertaining family and friends, and there is also a large conservatory which adds to the living space on offer. Upstairs, the first floor landing provides access to the loft space, as well as three generously sized bedrooms, the two double bedrooms benefit from built in wardrobes, all of which are served by the family



Approximate Area = 1136 sq ft / 105.5 sq m
 Shed = 159 sq ft / 14.7 sq m
 Total = 1295 sq ft / 120.2 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		72
(55-68)	D	62	
(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). © nchecom 2024. Produced for Charters Estate Agents Limited. REF: 1075179



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. Excellent lines of communication are provided by fast rail links to London Waterloo and the M3 & M27 motorways link to all parts of Southern Hampshire. The international airport is found just north of the city and offers a large selection of destinations to both national and international cities. Excellent lines of communication are provided by fast rail links to London Waterloo and the M3 & M27 motorways link to all parts of Southern Hampshire. The international airport is found just north of the city and offers a large selection of destinations to both national and international cities.



SPECIFICATION

- No onwards chain
- Three well proportioned bedrooms
- Conservatory
- 19 foot kitchen dining room
- Generously sized enclosed rear garden
- Ideal first home
- Close proximity to the general hospital
- Within easy reach of schooling for all ages

LOCAL AUTHORITY

Southampton City Council
Council Tax Band B

GUIDE PRICE

Asking Price £270,000

TENURE

Freehold