



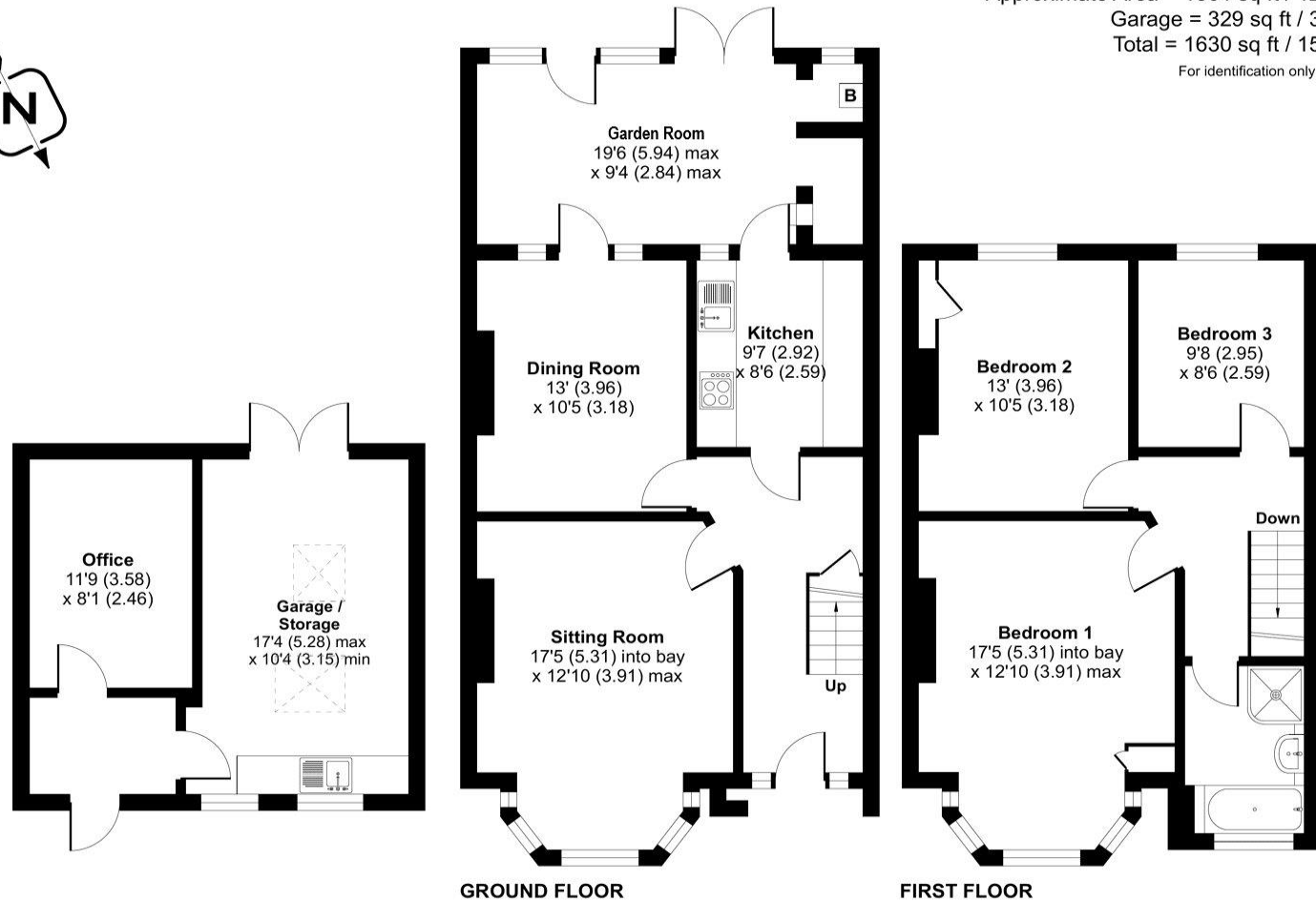


ACCOMMODATION

Charters are delighted to offer for sale this traditionally laid out 1930's three-bedroom family home which is located within the highly sought-after Upper Shirley suburb of the city. Located within easy reach of many highly regarded schools for all ages, Shirley's bustling and busy High Street, the city centre, central railway station and the vast open spaces on offer at Southampton Common, this home is in the ideal setting for the whole family. The well-proportioned ground floor accommodation comprises a spacious sitting room with a beautiful feature bay window, a separate dining room, which is currently being used as a bedroom, a fitted kitchen with an array of wall, base and drawer units, and a garden room, which benefits from a very handy recessed utility area and the gas fired boiler. Upstairs, the first-floor landing provides access to the roof space which, subject to the relevant consents, could be converted to add a further bedroom with en-suite facilities. The first floor is home to three good-sized bedrooms, all of which are served by the four-piece family bathroom. Outside, there is access to on street parking and a low maintenance garden to the rear. The property further benefits from a detached double garage which is accessed by a service road to the rear. The garage has been separated into two spaces to include a room that is used as a handy work from home office and space to park one car or to use for storage.



Approximate Area = 1301 sq ft / 120.9 sq m
 Garage = 329 sq ft / 30.5 sq m
 Total = 1630 sq ft / 151.4 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	70	
(55-68)	D		
(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). © nichcom 2024. Produced for Charters Estate Agents Limited. REF: 1089173



SITUATION

Upper Shirley is a popular residential area with Hill Lane on its eastern boundary bordering The Common and Winchester Road on its western boundary leading to St James Park, both of which provide excellent recreational facilities and acres of green open space. Comprising predominantly 1930s characterful traditional houses, the area offers all styles of properties to suit every purchaser ranging from terraced and semi-detached houses to substantial detached family homes. It is also home to some of Southampton's finest eateries, pubs and schooling in both the state and private sectors as well as sixth form colleges.



SPECIFICATION

- Terraced family home
- Desirable Upper Shirley address
- Two reception rooms
- Three well-proportioned bedrooms
- Garden room
- Low maintenance garden
- Garage and home office to the rear

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: C

GUIDE PRICE

Asking Price £370,000

TENURE

Freehold