



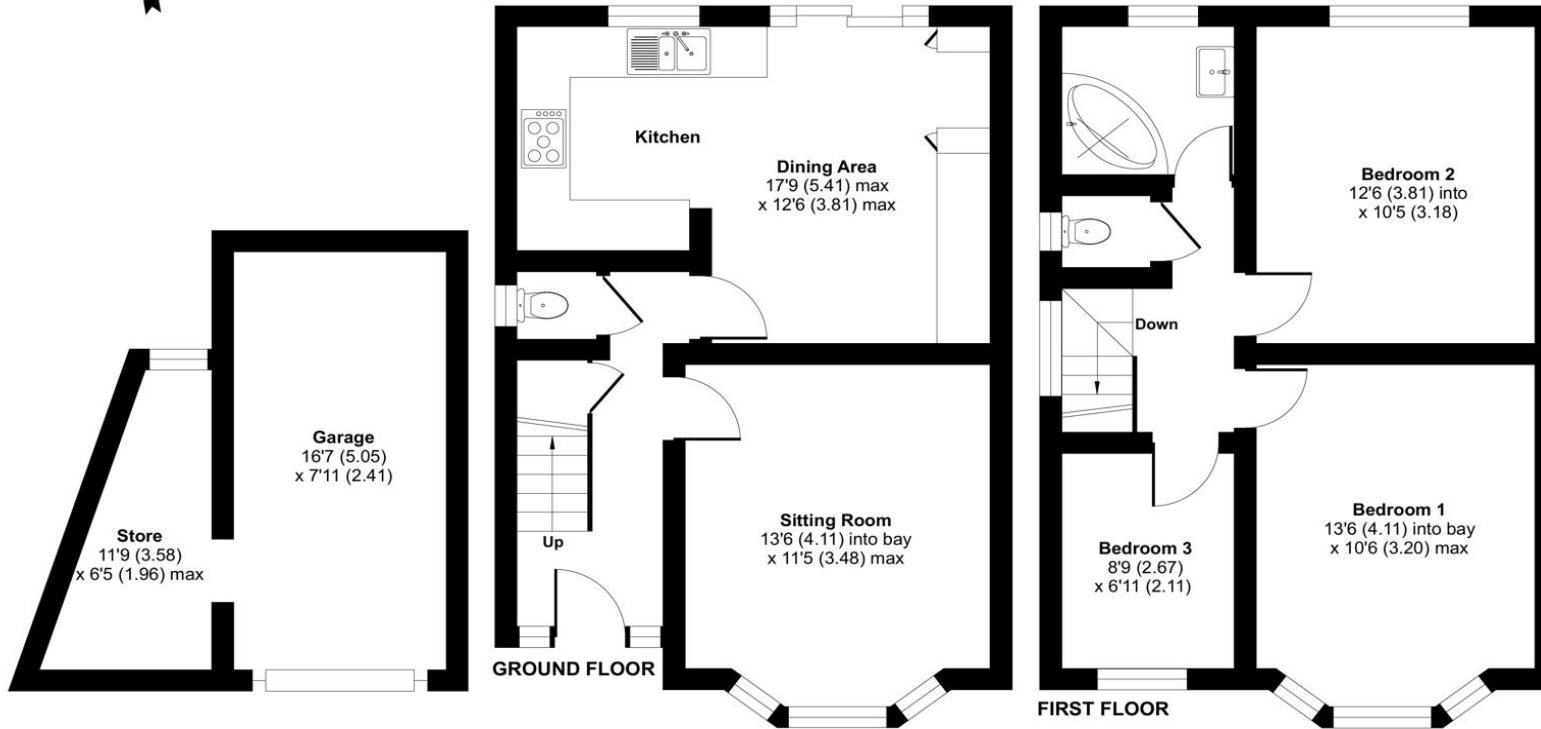


ACCOMMODATION

This detached family home is offered to the market with the added benefit of there being no onward chain. The property is close to Tanners Brook Primary School and is within easy reach of the city centre, Shirley High Street, and access to the M27 motorway network, making it the ideal setting for the whole family. Upon entering the property, you are greeted by the welcoming entrance hallway and through to the spacious sitting room, with a beautiful bay window flooding the room with plenty of natural light. The modern and stylish open plan kitchen/dining area, can be found towards the rear of the property, providing a superb space for entertaining with family and friends. A convenient downstairs cloakroom completes the ground floor accommodation. Upstairs, the first-floor continues to impress, with two good-sized double bedrooms and a further single, all served by the family bathroom and separate WC. Externally, there is driveway parking to the front and access to the garage with power, lighting and an additional workshop space to the side. There is a very low maintenance rear garden is laid to decking and paving and is the ideal setting for al fresco dining in the summer months.



Approximate Area = 914 sq ft / 84.9 sq m
 Garage = 195 sq ft / 18.1 sq m
 Total = 1109 sq ft / 103 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	69	
(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). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1075300



SITUATION

Situated in the sought after area of Regents Park, the property enjoys convenient access to the centre of Southampton and its abundance of facilities and amenities that include shops, restaurants, bars and cinema and there is also easy access to the M27 and M3. Ocean Village Marina and Oxford Street are a short distance away have many vibrant restaurants and contemporary bars. Southampton Central and Parkway railway stations provide a fast and convenient route to London Waterloo and the New Forest.



SPECIFICATION

- Chain free
- Generously sized detached family home
- Spacious sitting room with bay window
- Open plan kitchen dining area
- Ground floor WC
- Three bedrooms
- Low maintenance rear garden
- Garage and driveway parking

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: D

GUIDE PRICE

Offers Over £340,000

TENURE

Freehold