







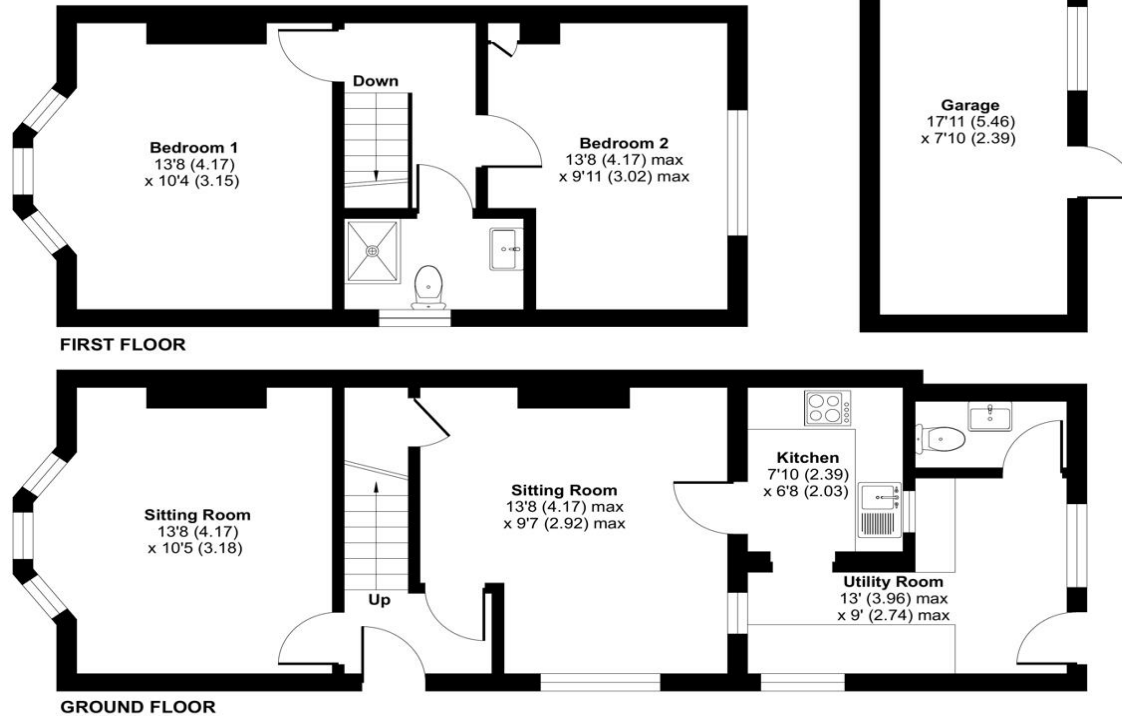
## ACCOMMODATION

A rarely available two-bedroom, semi-detached home situated within central Sholing. As soon as you pull onto the driveway you will notice that this property occupies a lovely position within the close with ample off-street parking for multiple cars and a single garage. Upon entering, the welcoming hallway guides you into the home and through to the spacious front living room which has a large bay window allowing the arrays of light to stream through the home. The generous additional dining room is a superb area to relax or entertain with a large window and access to the traditional kitchen. A downstairs cloakroom and utility room complete the ground floor accommodation. The first floor continues to impress with two double bedrooms which are served by the shower room. Externally the rear garden is enclosed, landscaped and easy to maintain. This property would be suited to first time buyers, families and investors alike with the added benefit of being sold with no forward chain.



Approximate Area = 957 sq ft / 88.9 sq m  
 Outbuilding = 141 sq ft / 13 sq m  
 Total = 1098 sq ft / 101.9 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		
(55-68)	D		
(39-54)	E	45	
(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: 1079378



## SITUATION

Southampton is a thriving commercial port with a population in excess of 250,000. It 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 centres 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**

- No onward chain
- Off-street parking for multiple cars
- Two double bedrooms
- Landscaped garden
- Single Garage

#### **LOCAL AUTHORITY**

Southampton City Council  
Council Tax Band C

#### **GUIDE PRICE**

Asking Price £250,000

#### **TENURE**

Freehold