



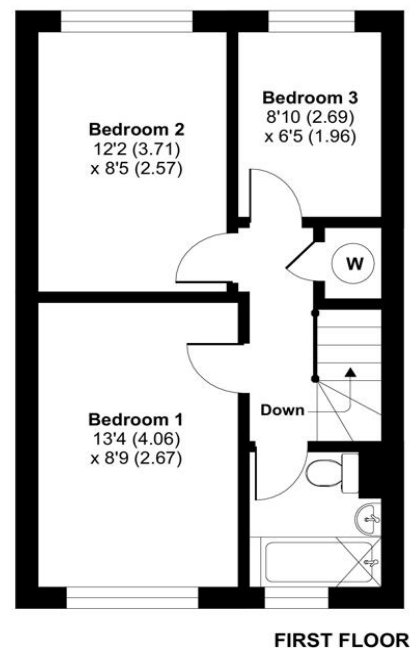
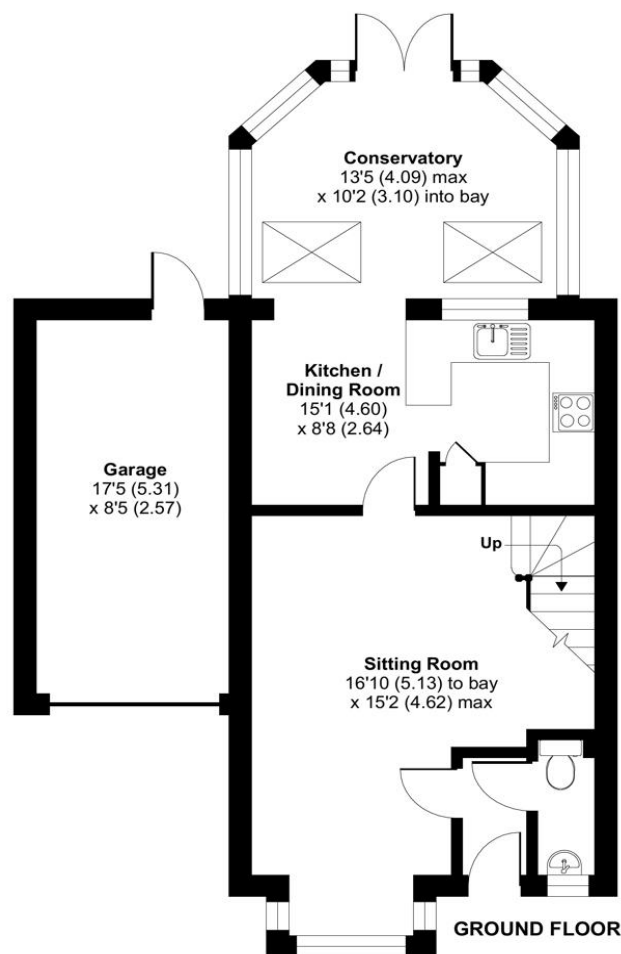
Barons Mead, Maybush, Southampton, Hampshire, SO16 9TD





## ACCOMMODATION

This immaculately presented three-bedroom home is offered for sale in a quiet cul-de-sac, within the popular residential location of Maybush. The property is within easy reach of the General Hospital, schooling for all ages, local shops and the M27 motorway network, making it conveniently placed for all the family. The ground floor accommodation comprises a welcoming entrance hallway with the always handy cloakroom. An internal door leads to the bright and sunny sitting room with a bay window and stairs to the first floor. The open plan, kitchen/dining room can be found to the rear of the property; this is the ideal space to entertain family and friends as it leads to the sunny conservatory overlooking the rear garden. The first-floor landing provides access to the loft space and doors leading to the three well-proportioned bedrooms, all of which are served by the family bathroom. There is comfortable driveway parking to the front of the house and access to the garage which has power and lighting. To the rear, there is a delightful landscaped garden with a lawned area which enjoys a westerly aspect - the perfect place for all to enjoy the sunshine during the summer months.



Approximate Area = 945 sq ft / 87.8 sq m  
Garage = 149 sq ft / 13.8 sq m  
Total = 1094 sq ft / 101.6 sq m  
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>70</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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: 1102244



## SITUATION

The popular suburb of Maybush is situated on the fringes of the commercial city of Southampton with its wealth of amenities including theatre, restaurants and extensive range of nationally recognised retail outlets. There are a variety of bus links and a selection of well-regarded educational establishments in close proximity with good access to major commuter links.





#### **SPECIFICATION**

- End of terrace family home
- Garage and driveway parking
- Conservatory
- Three well-proportioned bedrooms
- Ground floor cloakroom
- Generously sized rear garden with a westerly aspect
- Quiet and tucked away cul-de-sac setting
- Proximity to the general hospital

#### **LOCAL AUTHORITY**

Southampton City Council  
Council Tax Band: C

#### **GUIDE PRICE**

£325,000

#### **TENURE**

Freehold

#### **AGENTS NOTE**

Estate Management Charge: £204 per annum  
*These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.*