



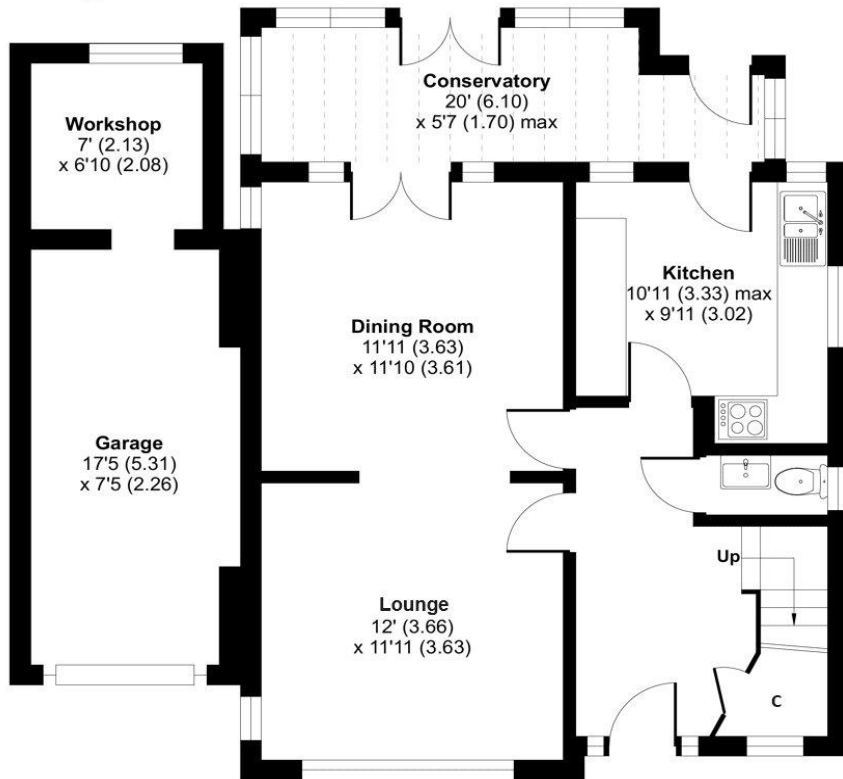
Bassett Dale, Bassett, Southampton, SO16 7GT



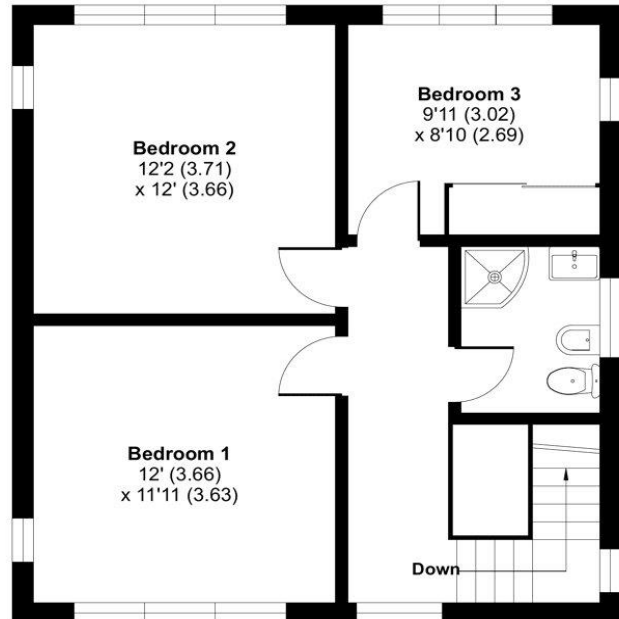
ACCOMMODATION

This detached house is positioned in a quiet back street enjoying a delightful southerly and westerly aspect with Hollybrook stream flowing through the rear garden. The property will appeal to purchasers seeking an opportunity to upgrade the interior and, subject to the necessary consents, extend the existing layout. Internally, there is a reception hall with a cloakroom and a front aspect lounge. The dining room is a generous size and has a conservatory that overlooks the garden while the kitchen has a dual aspect and would benefit from modernisation. On the first floor, there is a landing with a loft hatch together with three well-proportioned bedrooms that are served by a shower room. Outside, the driveway provides off-road parking and there is an attached garage with a shed attached to the rear. The garden is perfectly positioned for the best of the summer sun and a raised deck is approached from the conservatory. The garden has a leafy outlook and is predominantly laid to lawn with shrubs, a small pond and a summerhouse.

Approximate Area = 1205 sq ft / 112 sq m
 Garage = 199 sq ft / 18.4 sq m
 Total = 1404 sq ft / 130.4 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	54	
(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). © n/checom 2024. Produced for Charters Estate Agents Limited. REF: 1097097



SITUATION

Bassett is a popular residential suburb forming a large part of north Southampton and offering potential homeowners diversity of property as well as being a pleasant environment to live in. Excellent recreational facilities are provided by the common, sports centre and the city golf course that boast a thousand acres of green open space whilst Stoneham Golf and Chilworth Golf Club offer further facilities for the serious enthusiast. Bassett is superbly connected with access to the M3 & M27 motorways that allow access to regional towns and cities whilst The Parkway railway station is located opposite the international airport that has a fast route to London Waterloo. The University campus is found nearby in Highfield whilst The General Hospital is less than two miles distant. A wide variety of popular schools from nursery age upwards are found within the vicinity both in the public and private sectors.



SPECIFICATION

- Highly sought-after residential area
- Delightful rear garden with a stream and a leafy outlook
- Reception hall with a cloakroom
- Two interlinked reception rooms
- Conservatory and kitchen
- Three bedrooms and a shower room
- Parking and an attached single garage
- Southerly and westerly aspect at the rear

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: E

GUIDE PRICE

Offers IEO £500,000

TENURE

Freehold