



Didcot Road, Shirley, Southampton, Hampshire, SO15 5QX

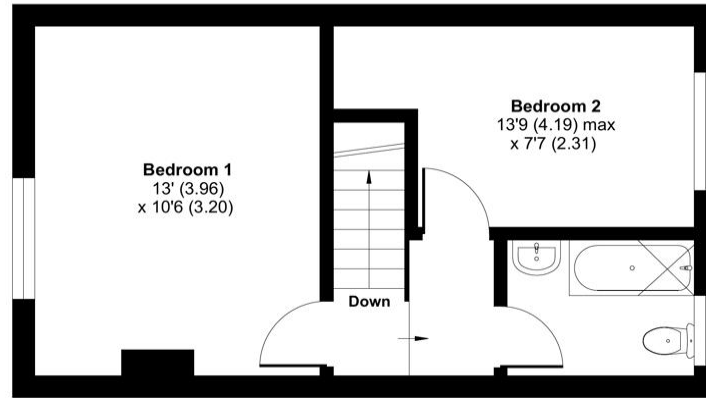


ACCOMMODATION

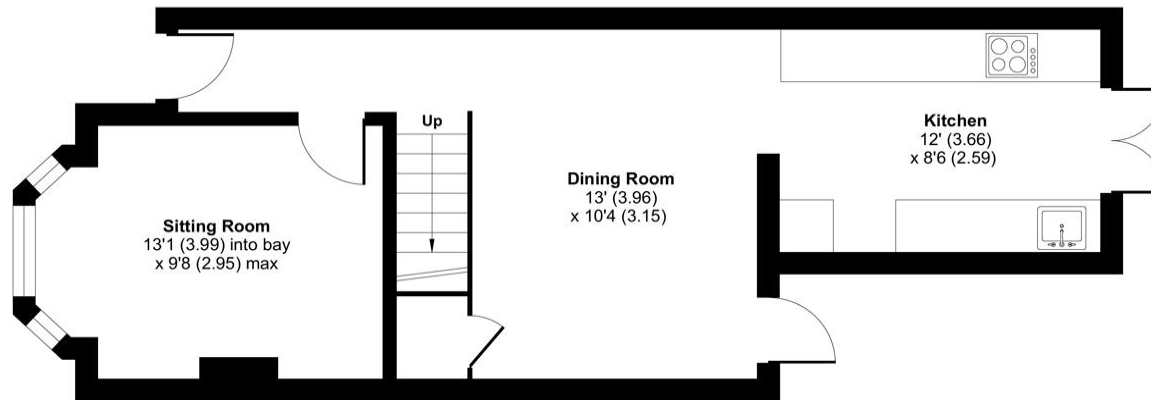
This charming cottage offers a delightful blend of modern comfort and classic character, tucked away in a quiet street yet conveniently close to various amenities. The proximity to the general hospital, Shirley High Street, and St James Park with its outdoor facilities adds to the appeal of the location. Easy access to the town centre, central railway station, and the M3 & M27 motorway networks enhances the convenience of the property. Upon entering the cottage through the welcoming hallway, the ground floor presents beautifully presented accommodation. To the right, a cosy sitting room awaits, featuring a charming fireplace and built-in seating/storage under the bay window. Continuing through the hall, you'll find a generously sized dining room with under stairs storage, seamlessly connected to a stylish and modern kitchen. The kitchen is enhanced by a double-glazed skylight and doors that open to the rear garden, creating a bright and inviting space. Moving upstairs, two well-proportioned bedrooms provide comfortable living spaces, both serviced by a sleek family bathroom. The overall layout is designed to offer practicality and a sense of style throughout the entire home. Outside, the property features on-street parking for convenience. The rear garden, a low-maintenance haven, is thoughtfully designed with areas laid to decking, patio, and artificial lawn. This enclosed space provides a wonderful opportunity to enjoy the sunshine in a private setting. This property is an ideal choice for first-time buyers, those looking to downsize, and buy-to-let landlords seeking to expand their portfolio. Its combination of modern amenities, characterful features, and convenient location make it a charming and versatile home.

Approximate Area = 769 sq ft / 71.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(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). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1095595



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

- Low maintenance courtyard garden
- Close proximity to the general hospital
- Two double bedrooms
- Walking distance to St James Park
- Two reception rooms
- Ideal first home or buy to let opportunity
- In immaculate condition throughout
- Quiet no through road location

LOCAL AUTHORITY

Southampton City Council
Council Tax Band B

GUIDE PRICE

Asking Price £270,000

TENURE

Freehold