

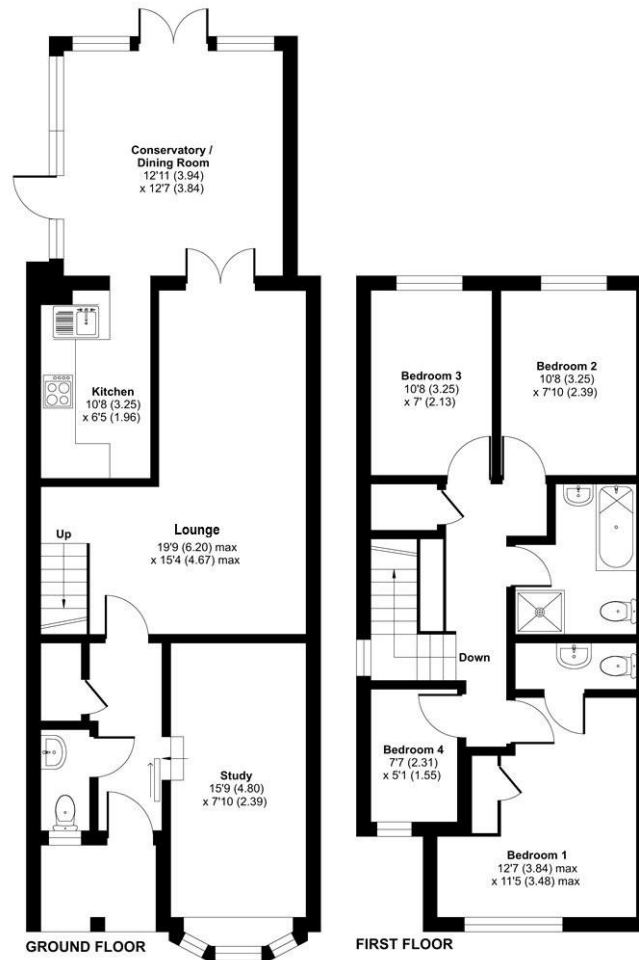


Omdurman Road, Highfield, Southampton, Hampshire, SO17 1PG



ACCOMMODATION

This modern semi-detached house is conveniently positioned for access to the University campus and the Common as well as popular schooling, the extensive shopping facilities in Portswood Broadway and the city centre. The accommodation comprises a hallway with a cloakroom and a front aspect reception room that is an ideal sitting room or alternative bedroom. The lounge is a generous size with stairs ascending to the first floor and has an open aspect to the large conservatory that is used as a dining room. This combines with the adjacent kitchen to create a superb social space that is ideal for family meals or entertaining friends. On the first floor, the landing has a boiler cupboard and a loft hatch. The principal bedroom has a front aspect, a fitted wardrobe and an en-suite shower room while the front facing single bedroom is an ideal nursery or dressing room. Two further double bedrooms have a rear outlook and are served by the family bathroom. Outside, the driveway provides off road parking for two cars. A side path on the left leads to the small rear garden that has a southerly and westerly aspect being perfectly positioned for the best of the summer sun. There is a lawn with a paved seating area and a garden shed.



Approximate Area = 1236 sq ft / 114.8 sq m

For identification only - Not to scale



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 69 | 79 |
| (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). © n/checon 2024. Produced for Charters Estate Agents Limited. REF: 1107701



SITUATION

Highfield is a highly sought-after residential area and is a short distance from The Common, city centre and the main university campus. Extensive shopping facilities that includes Sainsbury's and Waitrose, together with cafes and bars, are found nearby in Portswood Broadway. The Jubilee sports hall has a gym and an indoor swimming pool located in University Road and The Turner Sims concert hall is close by. A variety of popular pubs are within close proximity and the M3 and M27 motorway networks are easily reached. The Parkway railway station (opposite the international airport) provides a fast route to Waterloo.



SPECIFICATION

- A modern semi-detached house in a popular location
- Ideal for the University campus & the Common
- Entrance hall with a cloakroom
- Three reception rooms
- Lounge leading to a large conservatory and kitchen
- Principal bedroom with en-suite shower
- Three further bedrooms & a family bathroom
- Off road parking for two vehicles
- South-westerly facing rear garden

LOCAL AUTHORITY

Southampton City Council
Council Tax Band D

GUIDE PRICE

Guide Price £435,000

TENURE

Freehold