



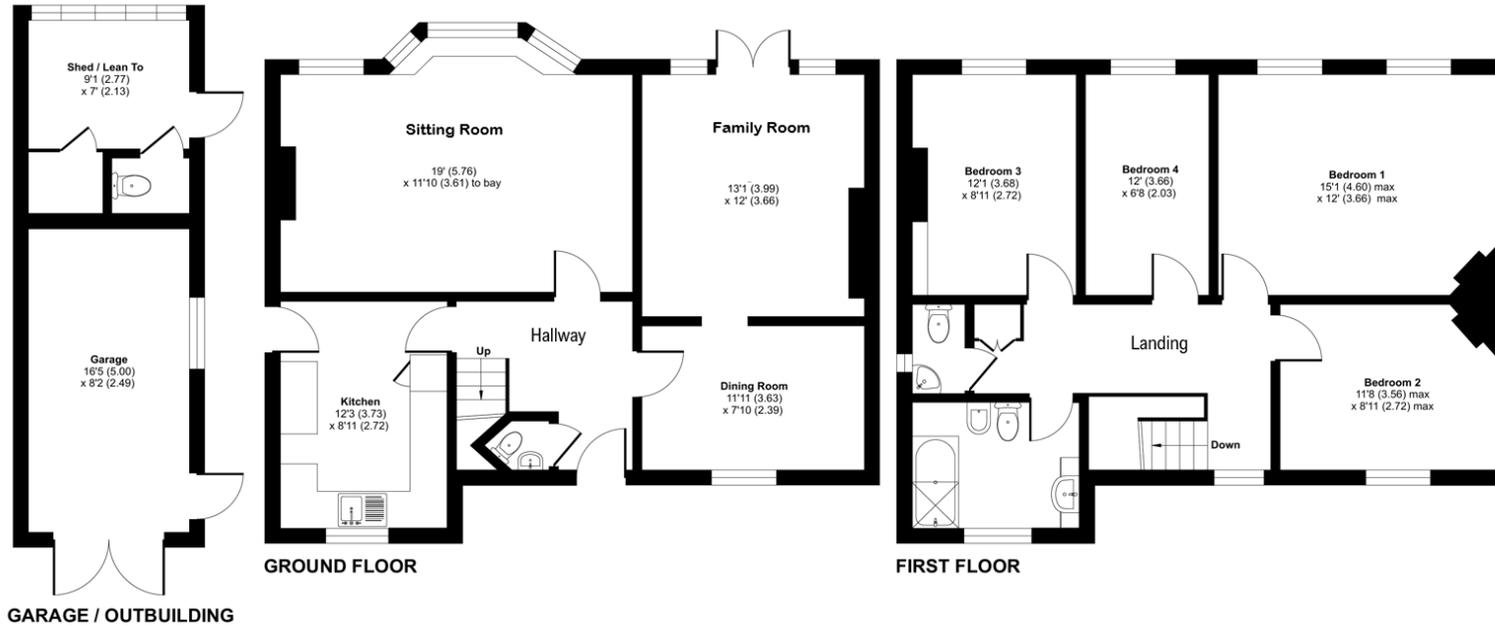


## ACCOMMODATION

This spacious semi-detached house was built by the renowned architect Herbert Collins and has been a much-cherished home for many decades. It is offered for sale with no forward chain and found in a tucked away location within a highly sought after residential area which enjoys conservation status. This property will appeal to purchasers seeking a traditional design that will allow them to update the interior to their preferences. The hallway creates a warm welcome and has a cloakroom, while the dining room is divided from the family room, but could revert to its original design. The impressive sitting room has a bay window with a fitted seat and enjoys a rear outlook. The dual aspect kitchen features the original handmade dresser and a quarry tiled floor. On the first floor the landing has a useful cupboard and a hatch with a ladder allowing access to the loft. Four well-proportioned bedrooms are served by the bathroom that has a four-piece suite and a separate toilet. Outside the driveway provides off road parking and leads to the garage that has a workshop to the rear with a W.C. The delightful rear garden is a notable feature and has a paved patio that is perfectly positioned for the best of the summer sun. There is an area of lawn with well stocked shrub borders and a wooden shed is found on the right boundary.



Approximate Area = 1431 sq ft / 132.9 sq m  
 Garage = 143 sq ft / 13.2 sq m  
 Outbuilding = 91 sq ft / 8.4 sq m  
 Total = 1665 sq ft / 154.5 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2024. Produced for Charters Estate Agents Limited. REF: 1107674



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## 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 is 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**

- Offered for sale with no forward chain
- Highly sought after conservation area
- Ever popular Collins house
- Southerly facing garden with attractive outlook
- Entrance hallway with a cloakroom
- Four bedrooms and a bathroom
- Off road parking for several vehicles
- Detached single garage with a rear workshop

### **LOCAL AUTHORITY**

Southampton City Council

Council Tax Band – F

### **ASKING PRICE**

£650,000

### **TENURE**

Leasehold – 999-year lease

No of years remaining - 908 (approx)

Current annual ground rent - £10.00

Annual service charge - £600.00

*These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.*