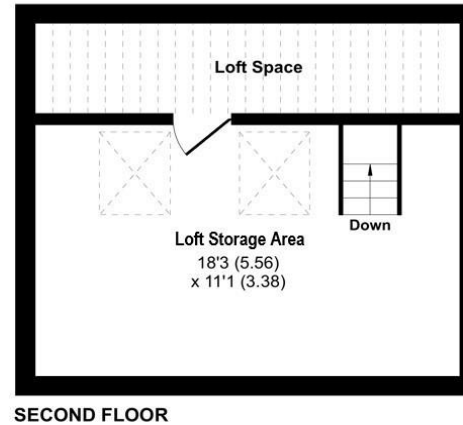
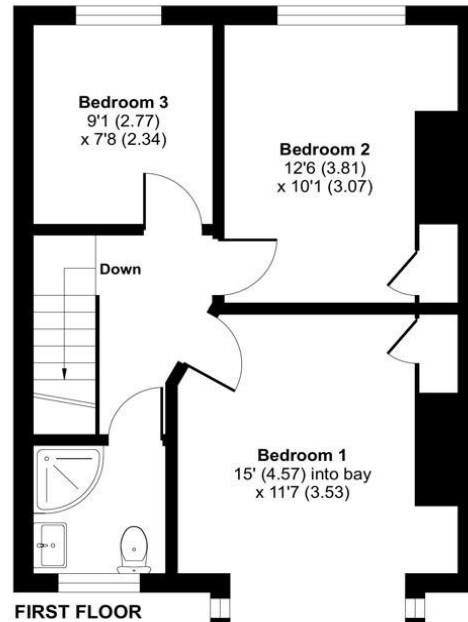
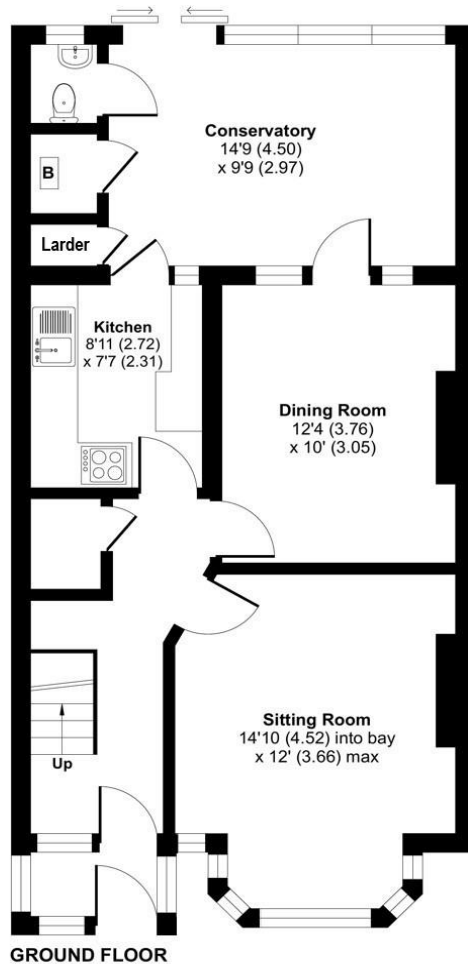


ACCOMMODATION

This generously sized and traditionally laid out family home is located within a quiet and much sought after street within the desirable suburb of Upper Shirley. Conveniently placed close to the city centre, main railway station, The General Hospital, Sir Richard Taunton sixth form college, King Edward VI school and the vast open spaces on offer at Southampton Common and the sports centre. The home benefits from a handy storm porch to the front and provides access via the front door to the welcoming entrance hallway with two storage cupboards and internal doors leading to a well-proportioned sitting room with feature bay window, a separate dining room with stripped wooden floorboards and a galley style kitchen taking you through to the conservatory, which is currently used as a utility room, with plumbing and power for a washing machine, tumble dryer and an extra freezer, as well as allowing access out to the rear garden. A downstairs cloakroom completes the downstairs accommodation. The first-floor landing provides access to three good-sized bedrooms, with built in cupboards in two of the bedrooms, all of which are served by the family shower room. Subject to the relevant planning consents, large, usable loft storage space could be converted into another room. Externally, there is ample on street parking to the front and to the rear a private, enclosed garden for all to enjoy.

Approximate Area = 1440 sq ft / 133.7 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). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1093576



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



SITUATION

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 offer hundreds of 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 number of pubs and popular schooling in both the state and private sectors as well as sixth form colleges are found within the vicinity. Local shops are found close by in St. James Road that are within walking distance.



SPECIFICATION

- Generously sized family home
- Sought after residential location
- Two reception rooms
- Convenient downstairs cloakroom
- Conservatory
- Three well-proportioned bedrooms
- Enclosed rear garden
- Walking distance to Southampton Common
- Close proximity to The General Hospital & Southampton University

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: C

GUIDE PRICE

Asking Price £375,000

TENURE

Freehold