



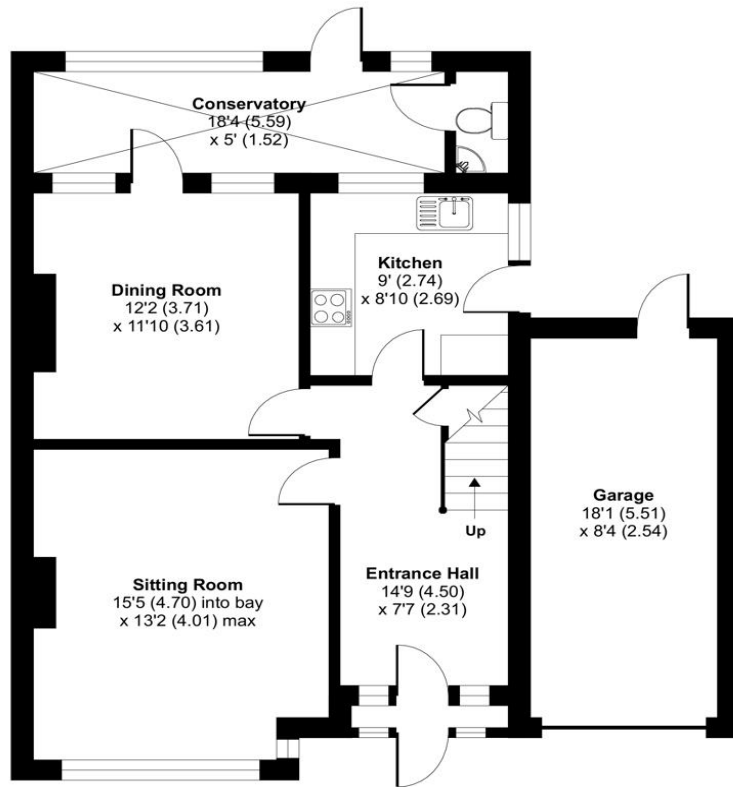
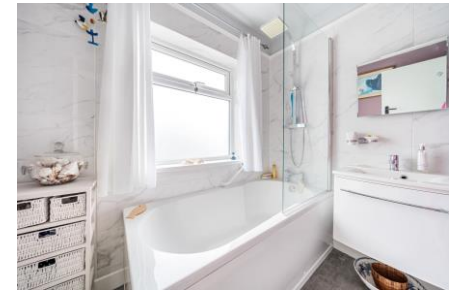
Upper Brownhill Road, Maybush, Southampton, Hampshire, SO16 5NG



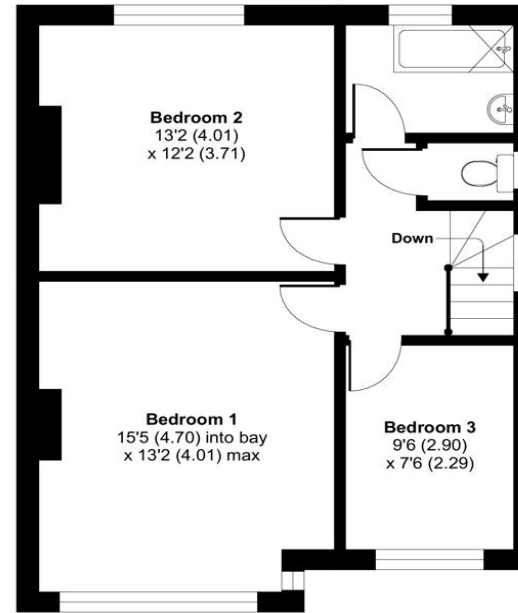
ACCOMMODATION

This charming and well-proportioned 1930s semi-detached family residence enjoys a convenient location in close proximity to the general hospital, local shops, schools catering to all age groups, and offers easy access to the M27 motorway network. Situated within reach of Shirley's vibrant high street, it provides an ideal setting for the entire family. Entering through the front porch, you're greeted by a welcoming hallway leading to generously sized living spaces on the ground floor. The sitting room boasts ample space, a feature bay window, and a fireplace with a dual fuel cassette burner, while the separate dining room also offers a fireplace. At the rear, a modern and sleek kitchen with integrated appliances awaits, complemented by a conservatory and a downstairs WC for added convenience. Upstairs, the landing provides access to the loft space and three well-proportioned bedrooms. Bedrooms one and two retain their period charm with fireplaces, while the principal bedroom features a large bay window. A modern family bathroom serves all bedrooms, with a separate WC for practicality. Outside, a large driveway and front garden provide ample off-road parking, alongside a garage attached to the side of the property. The low-maintenance rear garden adds to the appeal of this delightful family home.

Approximate Area = 1245 sq ft / 115.7 sq m
 Garage = 151 sq ft / 14 sq m
 Total = 1386 sq ft / 128.8 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		81
(69-80)	C		
(55-68)	D	68	
(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: 1097594



SITUATION

The popular suburb of Maybush is situated on the fringes of the commercial city of Southampton with its wealth of amenities including theatre, restaurants and extensive range of nationally recognised retail outlets. There are a variety of bus links and a selection of well-regarded educational establishments in close proximity with good access to major commuter links.



SPECIFICATION

- Generously sized 1930s semi-detached family home
- Three well-proportioned bedrooms
- Large driveway and garage
- Conservatory
- Ground floor WC
- Ideal first home
- Many original period features
- Close proximity to the general hospital

LOCAL AUTHORITY

Southampton City Council
Council Tax Band C

GUIDE PRICE

Offers Over £350,000

TENURE

Freehold