

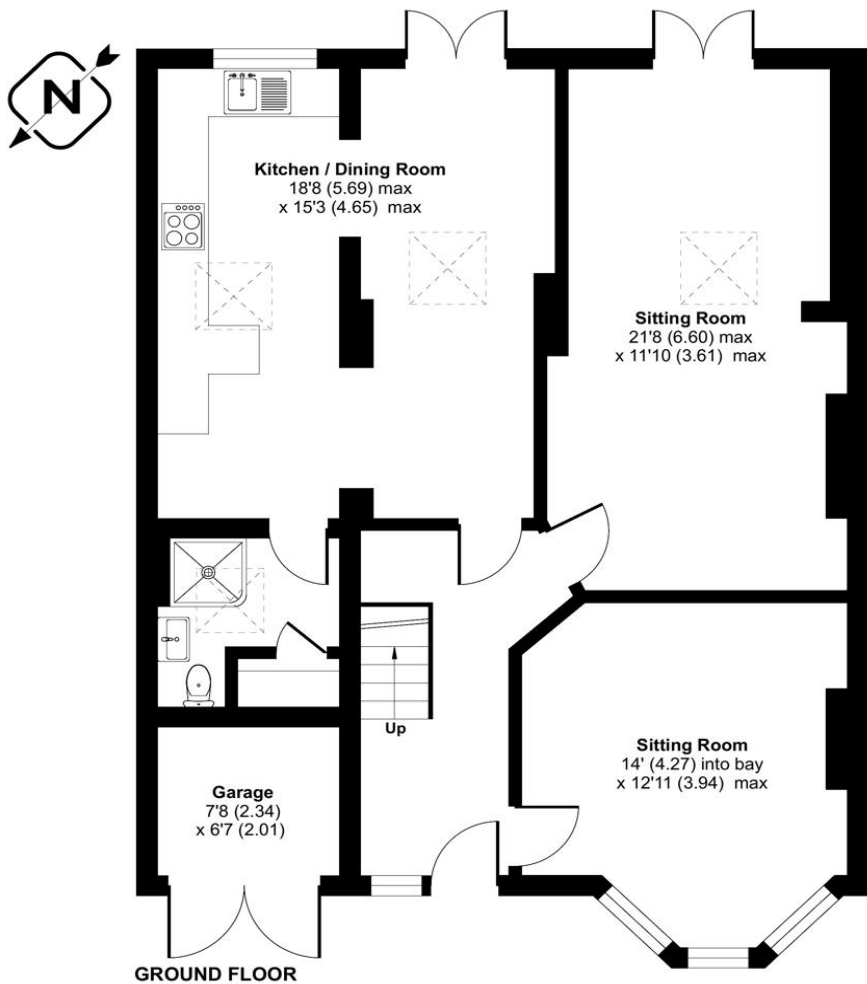


Winchester Road, Bassett, Southampton, Hampshire, SO16 7DJ

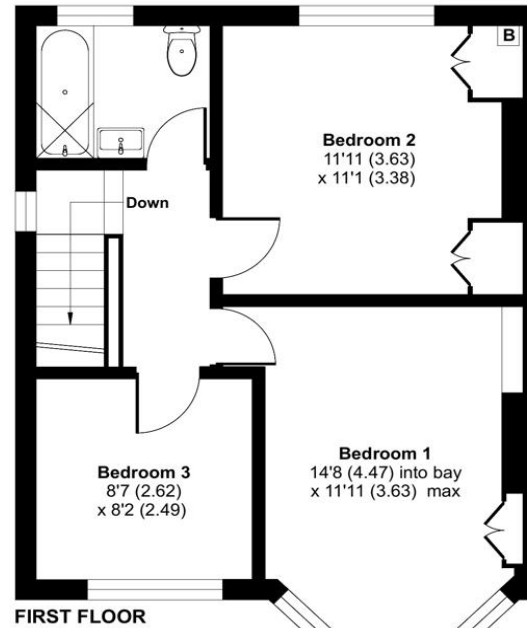


## ACCOMMODATION

This attractive and generously sized 1930s semi-detached home is the ideal property for those with space high on their wish list along with the convenience of location. The property sits favourably within easy reach of the general hospital, the university, access to the M3 & M27 motorway networks, schooling for all ages, and the open spaces on offer at the common and the sports centre making it ideally placed for the whole family. The well-proportioned and favourably laid out accommodation on the ground floor comprises a generously sized sitting room with a bay window, a large second reception room to the rear of the house and a bright and sunny, open plan kitchen, dining and family room with access to the shower room. The first-floor landing provides access to the large loft space and there are internal doors to the two double bedrooms, and the third bedroom, all of which are served by the family bathroom. To the front of the house, there is ample off-road parking and access to a handy storage room. To the rear, there is a large, flat, child and pet-friendly garden for all to enjoy when the sun is shining.



Approximate Area = 1331 sq ft / 123.6 sq m  
 Garage = 44 sq ft / 4 sq m  
 Total = 1375 sq ft / 127.6 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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: 1092475



## SITUATION

Bassett is a popular residential suburb forming a large part of north Southampton and offering potential homeowners diversity of property as well as being a pleasant environment to live in. Excellent recreational facilities are provided by the common, sports centre and the city golf course that boast a thousand acres of green open space whilst Stoneham Golf and Chilworth Golf Club offer further facilities for the serious enthusiast. Bassett is superbly connected with access to the M3 and M27 motorways that allow access to regional towns and cities whilst Southampton Airport Parkway railway station is located opposite the international airport that has a fast route to London Waterloo. The University of Southampton campus is found nearby in Highfield whilst the General Hospital is less than two miles distant. A wide variety of popular schools from nursery age upwards are found within the vicinity both in the public and private sectors.



#### **SPECIFICATION**

- No onward chain
- Driveway parking
- Three bedrooms
- Bathroom and shower room
- Two reception rooms
- Large open-plan kitchen dining room
- Generously sized rear garden
- Close proximity to the general hospital

#### **LOCAL AUTHORITY**

Southampton City Council  
Council Tax Band: C

#### **ASKING PRICE**

£395,000

#### **TENURE**

Freehold