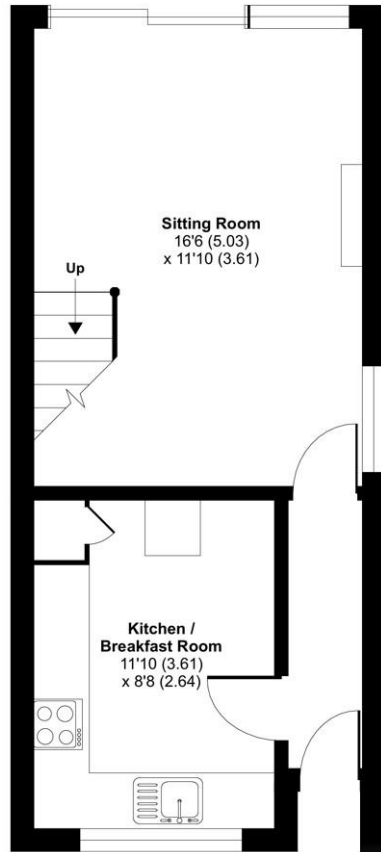


ACCOMMODATION

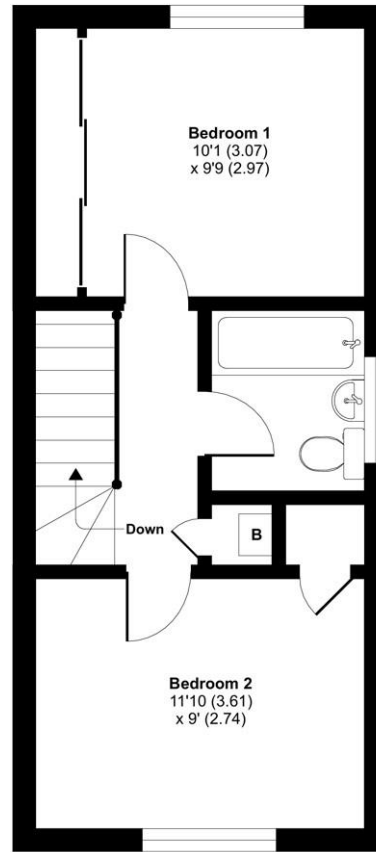
A rarely available two-bedroom, end of terrace home situated within central Sholing. This property would be perfectly suited to first time buyers, families and investors alike. As soon as you approach the property, you will notice it occupies a lovely position within the close. Upon entering, the welcoming hallway guides you into the home and through to the kitchen/ breakfast room with wall and base level units, a new high quality induction cooker and further space for the necessary appliances. The spacious sitting/dining room is a great space to retreat to with large sliding doors providing access to the southerly facing rear garden and flooding the room with natural light. The first floor continues to impress with two double bedrooms, the principal bedroom is benefitted by built in wardrobes and are both served by the main family bathroom which has been modernised. Externally the rear garden is enclosed, with rear and side access, landscaped and easy to maintain with mature shrubs and a large patio area perfect for enjoying the sunshine with family and friends. To the rear of the home there is a residents parking and a further allocated parking space, for added convenience.

Approximate Area = 675 sq ft / 62.7 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		84
(69-80)	C	69	
(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). ©nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1108636



SITUATION

Southampton is a thriving commercial port with a population in excess of 250,000. It achieved city status in 1964 due to its contribution to trade and the economy. The city centre offers an extensive range of shopping and leisure facilities ranging from small boutique outlets to major department stores including the landmark West Quay shopping mall. Restaurants, bars and cafes cater for every taste and the Cinema de Lux offers the finest film viewing experience. Numerous pleasant parks together with The Common, City golf course and sports centres offer a wide range of leisure opportunities with hundreds of acres of green open space. Premier league football is played at St Marys and the Ageas Bowl is the home of Hampshire cricket hosting domestic and international matches together with live music events. The Guildhall and Mayflower theatres host a wide and eclectic range of plays, opera, ballet and musicals and the public art gallery in the civic centre has a famous and acclaimed collection.



SPECIFICATION

- Two-bedroom end of terrace home
- Ideal investment
- Kitchen/ breakfast room
- Modern family bathroom
- Southerly facing rear garden
- Allocated off road parking for multiple cars
- Two spacious double bedrooms
- New boiler installed

LOCAL AUTHORITY

Southampton City Council
Council Tax Band B

GUIDE PRICE

Asking Price £270,000

TENURE

Leasehold

Unexpired Years: 948

Annual Ground Rent: £15

Annual Service: £0

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