



Atherley Road, Shirley, Southampton, Hampshire, SO15 5DT



ACCOMMODATION

Boasting almost 1500 square foot of accommodation this stunning, beautifully presented, home is one of the finest examples of a generously proportioned Victorian family home. Filled with many original style features including stripped wooden floor boards, decorative coving, ceiling roses, bay windows and open fireplaces this home is a true 'turn key' house for those wishing to move straight into a property without needing to make any costly and time-consuming improvements. Located within close proximity to the bustling and busy Shirley High Street, schooling for all ages, the city centre, the central railway station and the 300 acres of open space on offer at Southampton Common, makes this the perfect setting for the whole family. The ground floor accommodation comprises a spacious sitting room with feature fireplace and a beautiful bay window, a further second reception room, which would make a great family room/play room, with handy understairs storage and an impressive open plan kitchen/dining room overlooking the rear garden. Upstairs, the large landing provides access to the loft and to the three well-proportioned double bedrooms, all of which are served by the generously sized four-piece family bathroom suite. Externally, to the front of the property there is driveway parking for two cars and to the rear an enclosed garden for all to enjoy when the sun is shining with gated pedestrian access and a fantastic summerhouse with power and lighting, which would make the ideal place for a work from home office.



Approximate Area = 1411 sq ft / 131 sq m
 Outbuilding = 84 sq ft / 7.8 sq m
 Total = 1495 sq ft / 138.8 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	66	
(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). © n/checom 2024. Produced for Charters Estate Agents Limited. REF: 1102476



SITUATION

Shirley is a sought-after residential area with The Common, central railway station and city centre all within easy reach. Local shops are within walking distance whilst the extensive facilities of Shirley high street are also found nearby. An excellent bus service serving all parts of the city passes along St James Road and popular schools for all ages are located within the vicinity. St James Park is within walking distance and is an extremely popular place for families with children to enjoy outdoor recreation. An indoor swimming pool is found nearby in Kentish Road and is an additional neighbourhood facility popular with children of all ages.



SPECIFICATION

- Stunning Victorian family home
- Three double bedrooms
- Generously sized open plan kitchen dining room
- Many original style features
- Two well-proportioned reception rooms
- Large rear garden with outbuilding
- Close proximity to the city centre & railway station

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: D

GUIDE PRICE

Asking Price £430,000

TENURE

Freehold