



Bladon Road, Upper Shirley, Southampton, Hampshire, SO16 6QD

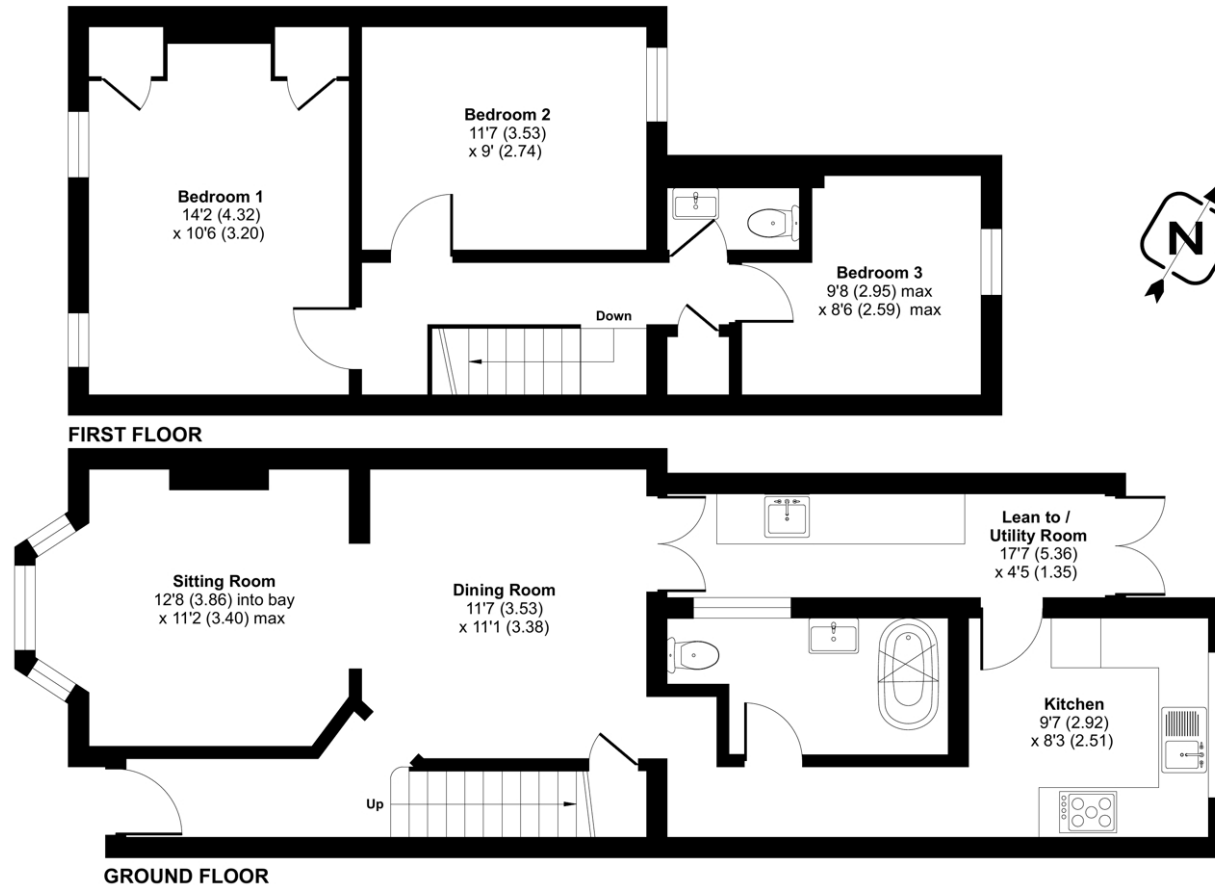


## ACCOMMODATION

This charming, characterful and cosy family home is located within a quiet street and is conveniently placed for access to the general hospital, university campus, schooling for all ages, Shirley high street, the M3 & M27 motorway network, and the vast open spaces on offer at the common and sports centre. The home boasts many original style features such as bay windows, fireplaces, picture rails and stripped wooden floorboards providing a fine example of a Victorian home with modern touches. The entrance hallway leads you the dining room with handy under stairs storage cupboard and exposed floor boards. The dining area is open to the bright and stylish sitting room with feature fireplace, bay window, picture rails and exposed floorboards. An inner hallway leads you to the family bathroom with cast iron roll top bath, innkeeping with the home's history, and the modern kitchen with integrated appliances. The kitchen is complemented by a separate utility room, which provides access to the rear garden. Upstairs, the landing provides access to the loft space and doors to all three well-proportioned bedrooms, of which the principal benefits from built in storage. There is also a very handy separate WC on the first floor. To the front of the house there is ample on street residents permit parking. To the rear there is a low maintenance, private garden mostly laid to lawn and with rear gated pedestrian access.

Approximate Area = 993 sq ft / 92.2 sq m

For identification only - Not to scale



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: 1106846



## SITUATION

Upper Shirley is a popular residential area with the Common found close by which offers hundreds of acres of green open space. The mainline railway station is found just off Commercial Road and allows access to London Waterloo while The General Hospital and University campus in Highfield are easily reached. A variety of local shops are found within the vicinity and the city centre includes the West Quay shopping mall with numerous restaurants and the Cinema de Lux. Access points to the M3 and M27 motorways are found at the end of Bassett Avenue and Stoneham Way while the Parkway railway station is found at junction five of the M27 (opposite the international airport) and provides a fast and convenient route to London Waterloo. A variety of schools for all ages are found nearby, including the well regarded independent King Edward VI School.



#### **SPECIFICATION**

- Three well-proportioned bedrooms
- Close proximity to the general hospital
- Ideal first home
- Two reception rooms
- Walking distance to St James Park
- Many original features
- Residents Permit Parking
- Utility room

#### **LOCAL AUTHORITY**

Southampton City Council  
Council Tax Band B

#### **GUIDE PRICE**

Asking Price £310,000

#### **TENURE**

Freehold