



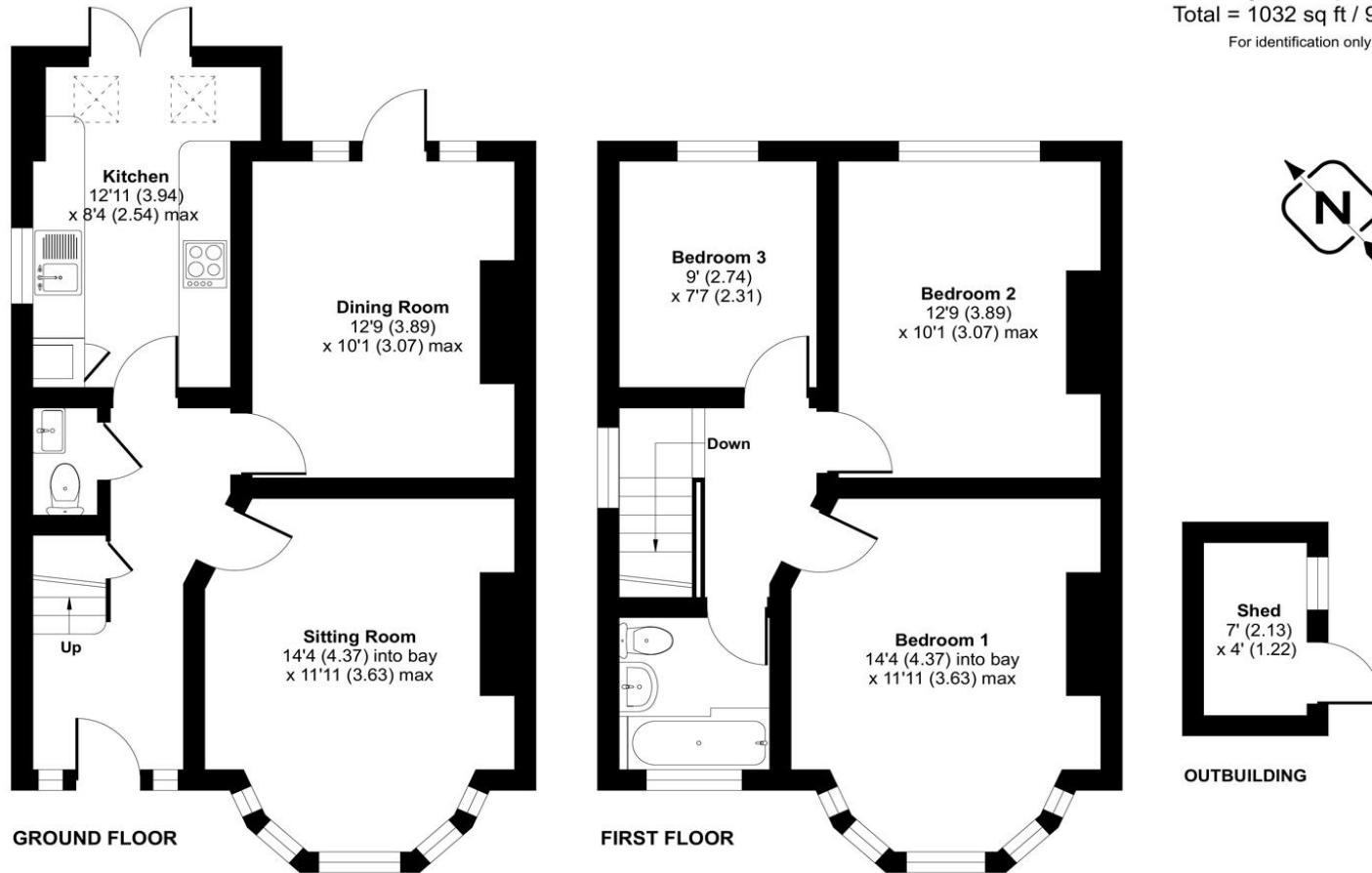
Eastbourne Avenue, Upper Shirley, Southampton, Hampshire, SO15 5HU



ACCOMMODATION

Wonderfully placed within a quiet and family friendly road within the much-requested Upper Shirley district of the city is this attractive 1930s three-bedroom semi-detached family home offered for sale in a ready to move into condition. Locally, you are within easy reach of the city centre, the central railway station, many excellent educational facilities, The General Hospital, the university and the vast open spaces on offer at Southampton Common. The well-presented and generously sized accommodation, which is traditionally laid out, comprises a spacious sitting room, with a beautiful bay window, feature fireplace and picture rails, a separate dining room with access to the rear garden and a sleek, stylish and modern kitchen. A handy downstairs cloakroom completes the ground floor accommodation. Upstairs, you will find access to the part boarded loft space and to the three well-proportioned bedrooms, all of which are served by the modern family bathroom. Outside, there is a low maintenance, private and enclosed rear garden for all to enjoy when the sun is shining and driveway parking for one car to the front.

Approximate Area = 1004 sq ft / 93.2 sq m
 Outbuilding = 28 sq ft / 2.6 sq m
 Total = 1032 sq ft / 95.8 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	61	
(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: 1104821



SITUATION

Upper Shirley is a popular residential area with Southampton 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 and 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 mall that has numerous restaurants and the Cinema de Lux. Access points to the M3 and M27 motorways are found at the end of The Avenue and Stoneham Way, whilst 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

- Attractive 1930s semi-detached home
- Desirable Upper Shirley location
- Close proximity to King Edward VI School
- Three well-proportioned bedrooms
- Ground floor cloakroom
- Two reception rooms
- Low-maintenance rear garden
- Driveway parking for one car

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: C

GUIDE PRICE

Asking Price £450,000

TENURE

Freehold