



Leaside Way, Bassett, Southampton, Hampshire, SO16 3DU

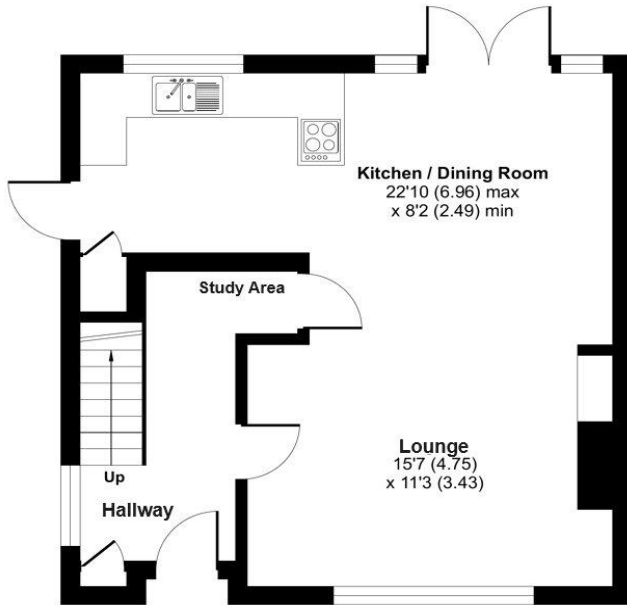


ACCOMMODATION

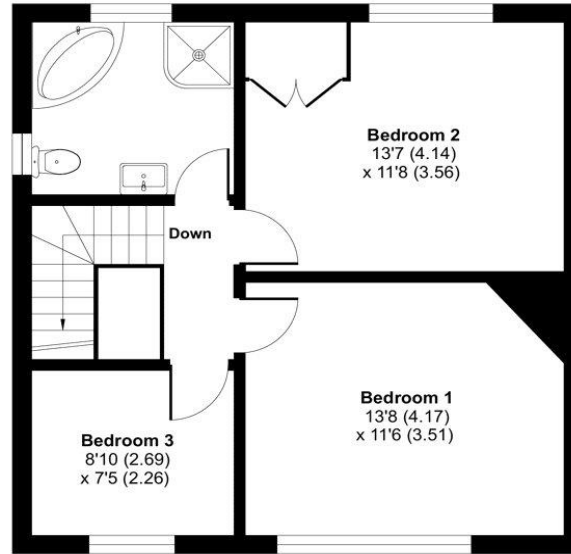
A character semi-detached house designed by the famous architect Herbert Collins and positioned in the ever-popular Bassett Green Estate that enjoys conservation status. The property boasts an impressive open-plan ground floor layout and will appeal to a wide audience while two grass tennis courts are found nearby on Ethelbert Avenue and a small green is seen almost opposite to the front. The accommodation comprises a hallway that has stairs ascending to the first floor together with a small study area. Stripped floorboards are evident in the dual-aspect lounge and dining room that combine with the kitchen to create an expansive open area and a superb social venue. On the first floor, three well-proportioned bedrooms are served by a bathroom that displays a four piece white suite. Outside, there is a small front garden while the driveway provides off road parking for two cars with gates leading to the side area where this a detached garage that is an ideal workshop/store. The rear garden is perfectly positioned for the best of the summer sun and there is a paved patio extending the full width of the house that is the ideal venue for al fresco dining. The garden is predominantly laid to lawn with shrubs and fruit trees that create an attractive outlook. There are also two small ponds and raised vegetable beds.



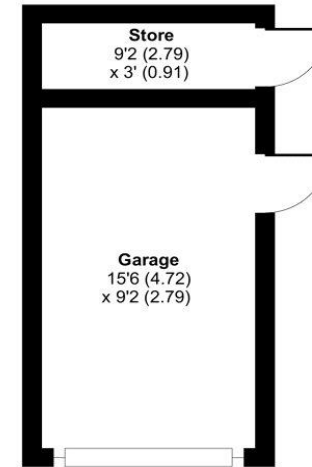
Approximate Area = 1060 sq ft / 98.4 sq m
 Garage = 142 sq ft / 13.1 sq m
 Outbuilding = 27 sq ft / 2.5 sq m
 Total = 1229 sq ft / 114 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	63	
(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: 1111261



SITUATION

The highly regarded Bassett Green Estate is well placed for access to the M3 and M27 motorway network and the Parkway railway station located opposite the international airport provides a fast route to Waterloo. The city centre with extensive shopping facilities is approximately five miles to the south and the University Campus and General Hospital are within easy reach. A convenience store is found nearby together with a variety of shops and cafes in High Road and schools for all ages are within easy travelling distance. Excellent recreational facilities are found nearby at Woodmill, Riverside Park, Wide Lane playing fields, the Common, sports centre and the city golf course. Two grass tennis courts are found nearby in Ethelburt Avenue.



SPECIFICATION

- Highly sought-after Collins House
- Popular Bassett Green Estate location
- Entrance hallway with a study area
- Superb open-plan lounge/dining room and kitchen
- Three well-proportioned bedrooms
- Stylish four-piece bathroom suite
- Off-road parking and a detached garage
- Generous size rear garden with an open outlook

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: C

GUIDE PRICE

£425,000

TENURE

Leasehold

Unexpired Years: 910

Annual Ground Rent: £8

Ground Rent Increase: 5%

Ground Rent Review Period: TBC

Annual Service: N/A

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