



Paynes Road, Freemantle, Southampton, Hampshire, SO15 3BX

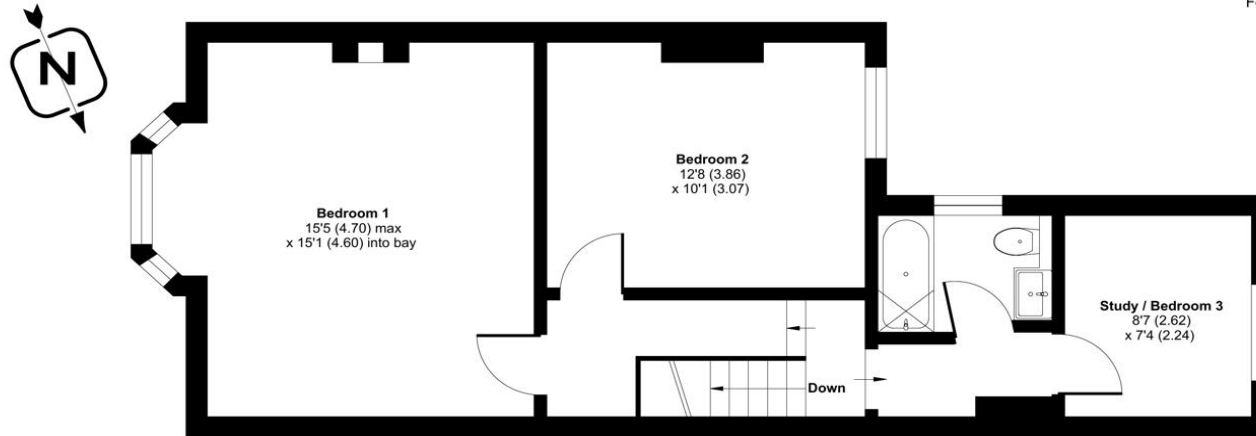
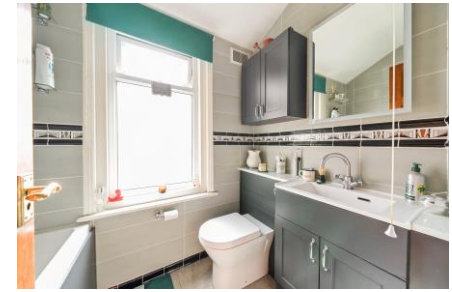


ACCOMMODATION

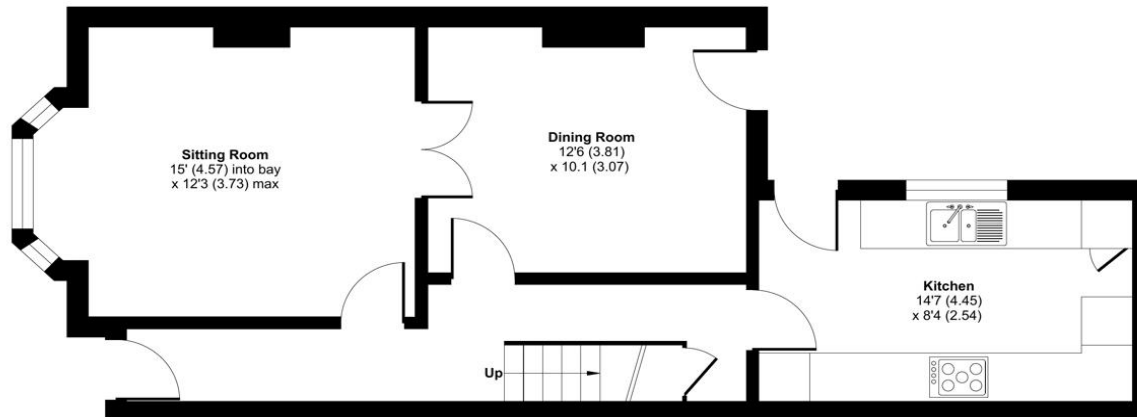
This larger than average Victorian terraced family home is conveniently located within walking distance of Shirley's bustling and busy high street as well as being within close proximity to the city centre, the central railway station, schooling for all ages and access to the M27 motorway network making it ideally placed for the whole family. To the front of the house there is a large hardstanding area that provides potential for off-road parking for two vehicles subject to the relevant planning consents. We understand that current owner is in the process of having the kerb dropped. The generously sized accommodation on the ground floor accessed from the entrance hallway comprises a spacious sitting room with a beautiful feature bay window and decorative coving, leading through to a separate dining area. To the rear of the property is a good-sized galley style kitchen, with integral appliances and an array of wall, base and drawer units. Upstairs, the first-floor landing provides access to the partially boarded loft space and to the three well-proportioned bedrooms, all of which are served by the family bathroom. Externally to the rear, is a low maintenance landscaped garden of generous size for all to enjoy when the sun is shining.

Approximate Area = 1073 sq ft / 99.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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: 1107680



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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, Mayflower and Nuffield 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

- Mid-terraced family home
- Sitting room and separate dining room
- Three well-proportioned bedrooms
- Family bathroom
- Large landscaped rear garden
- Hardstanding area to the front providing potential parking subject to planning permission
- Close proximity to the city centre & railway station
- Walking distance to Shirley High Street

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: C

GUIDE PRICE

Asking Price £325,000

TENURE

Leasehold 961 years
Unexpired Years: 961 Years Remaining
Annual Ground Rent: £0.00
Ground Rent Increase: N/a
Ground Rent Review Period: N/a
Annual Service Charge: £0.00

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