



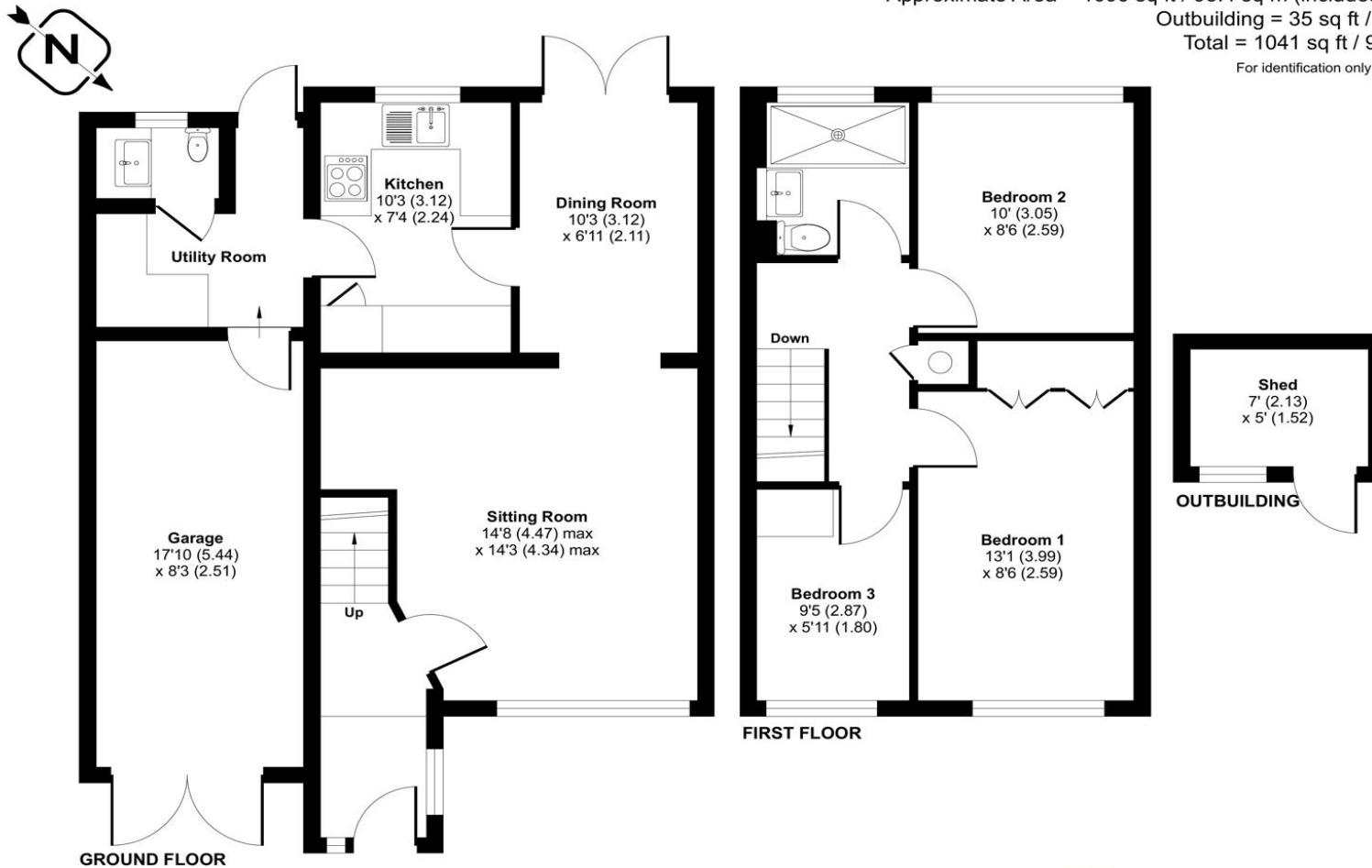
Plover Close, Lordswood, Southampton, Hampshire, SO16 8EU



ACCOMMODATION

Charters are delighted to bring to the market this spacious link-detached family home nestled in a tranquil and secluded cul-de-sac, offering a peaceful retreat, while providing easy access to various amenities. Located close to Oakwood Primary School, The General Hospital and the sports centre, the 24-hour Sainsburys superstore, and access to the M3 and M27 motorway network, this property boasts an enviable location for convenient day to day living. The well presented, and favourably laid out ground floor accommodation comprises a welcoming entrance hallway with stairs to the first floor and internal door leading to the sitting room which is open plan to the dining room and provides access to both the rear garden, via French doors, and into the kitchen. A second door in the kitchen takes you to the useful utility room and cloakroom and access to the garage which provides excellent additional storage space, or could be converted into a home office, home gym, or a further reception room or bedroom, subject to the relevant planning consents and permission. Upstairs, the first-floor landing provides access to the loft space which is partially boarded and internal doors to all the bedrooms and the stylish and modern shower room. Outside, there is ample off-road parking to the front of the home, and a generously sized and low maintenance garden to the rear with a large decked area, ideal for al fresco socialising.

Approximate Area = 1006 sq ft / 93.4 sq m (includes garage)
 Outbuilding = 35 sq ft / 3.2 sq m
 Total = 1041 sq ft / 96.6 sq m
 For identification only - Not to scale



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: 1103591



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SITUATION

Lordswood is a sought-after location, perfect for those needing access to local amenities, main transport links and Southampton General Hospital. Nearby are plenty of woodland walks and the extensive recreational facilities of Southampton Sports Centre and Southampton Common. 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. 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 and Mayflower 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

- Link-detached three-bedroom family home
- Quiet cul-de-sac location with easy access to The General Hospital and sports centre
- Open-plan sitting/dining room
- Kitchen and separate utility room
- Contemporary shower room
- Ground floor cloakroom
- Private rear garden
- Single garage and driveway parking

LOCAL AUTHORITY

Southampton City Council

Council Tax Band - D

ASKING PRICE

Guide Price £350,000

TENURE

Freehold