



St. James Road, Upper Shirley, Southampton, Hampshire, SO15 5FF



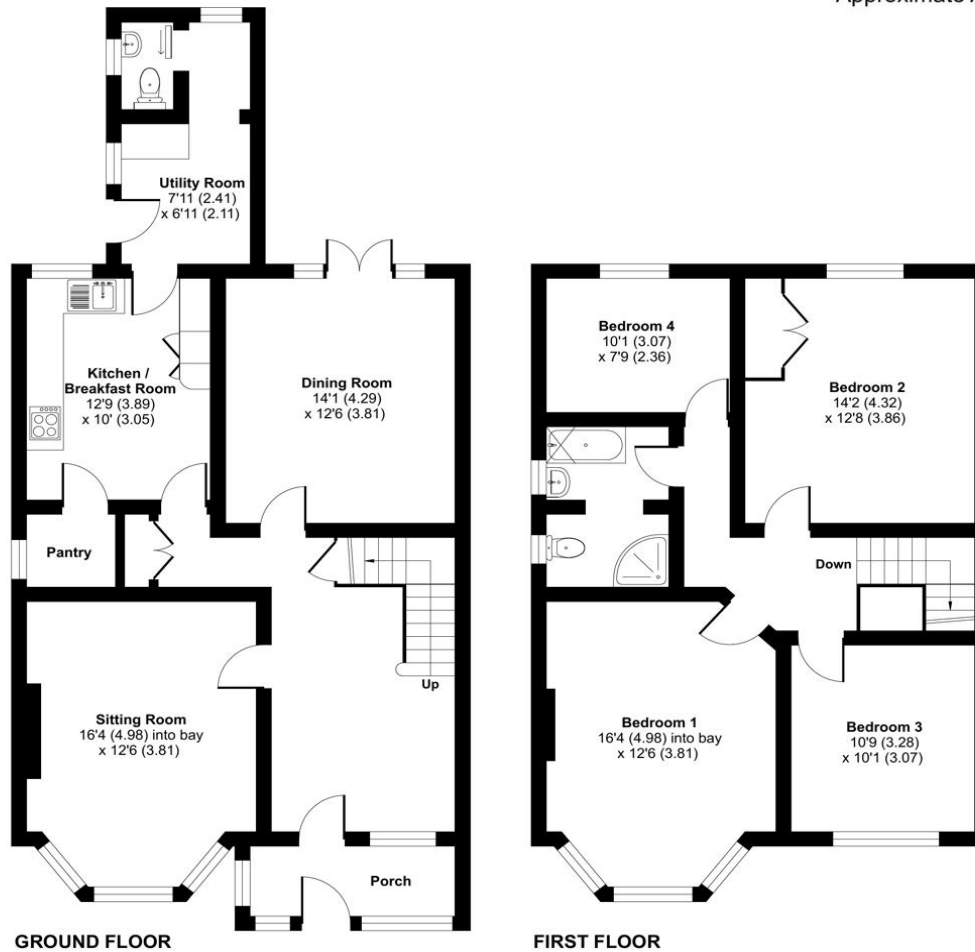
ACCOMMODATION

Available to the market for the first time in almost forty years is this traditionally laid out and well-proportioned detached family home in the much-requested Upper Shirley district of the city. Locally, you are well served for easy access to many excellent educational facilities, the city centre, Shirley High Street, the central railway station, the university and the 300 acres of open space at Southampton Common, making it the perfect setting for the whole family. The well-proportioned and favourably laid out accommodation on the ground floor comprises a large, welcoming entrance hallway with two handy storage cupboards and ornate feature fireplace. Internal doors provide access to the generously sized sitting room with a beautiful feature bay window and decorative coving, a separate dining room with French doors out to the patio terrace and a sleek modern kitchen/breakfast room, with a range of wall base and drawer units and space for a table. A convenient cloakroom and a handy utility room complete downstairs accommodation. Upstairs, the first-floor landing provides access to the partially boarded loft space which, subject to the relevant consents, could be converted to house an additional bedroom with en-suite facilities. There are four well-proportioned bedrooms which are served by the four-piece family bathroom. Outside, there is ample driveway parking to the front of the house and gated side pedestrian access to the good-sized rear garden, which provides a lovely space for all to enjoy when the sun is shining.



Approximate Area = 1685 sq ft / 156.5 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		76
(55-68)	D	66	
(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: 1105701



SITUATION

Southampton is a thriving commercial port with a population in excess of 250,000 and 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 centre 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 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

- Close proximity to many excellent educational facilities
- Four well-proportioned bedrooms
- Large reception hallway
- Utility room & ground floor WC
- Two generously sized reception rooms
- Fitted kitchen/breakfast room
- Ample driveway parking
- Large rear garden

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: E

GUIDE PRICE

Asking Price £600,000

TENURE

Freehold