

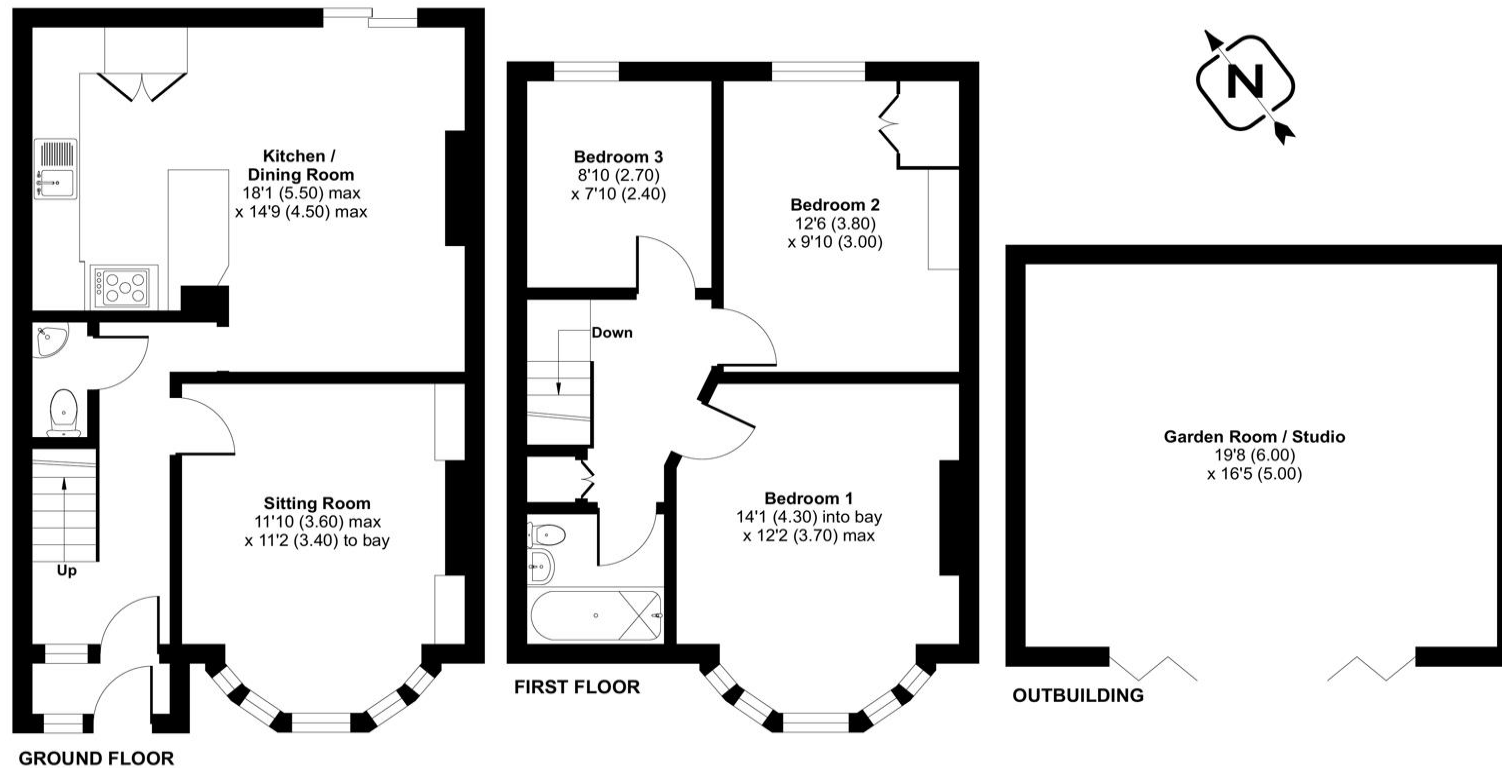




ACCOMMODATION

Enviably positioned on a tranquil side street, this 1930s semi-detached residence boasts a prime location within walking distance of Shirley's vibrant high street and close proximity to the city centre, central railway station, and excellent educational institutions. Meticulously refurbished by the current owners, the home showcases a captivating open-plan kitchen/dining area, serving as the hub of the home and an ideal space for hosting gatherings. The ground floor also features an elegant sitting room with a charming bay window and ornate fireplace, along with a convenient cloakroom. Upstairs, the landing offers access to the loft, additional storage in the airing cupboard, and entry to three generously sized bedrooms serviced by the family bathroom. Outside, the property boasts driveway and ample on-street parking, complemented by a spacious enclosed rear garden featuring lawns, patio, and artificial turf. Nestled at the garden's end is a versatile detached outbuilding, suitable for a home office, gym, or playroom. This delightful family home combines tranquillity with convenience in a central location.

Approximate Area = 992 sq ft / 92.1 sq m
 Outbuilding = 322 sq ft / 29.9 sq m
 Total = 1314 sq ft / 122 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	58	
(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: 1110880



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. Championship 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

- Large open plan kitchen dining and family room
- Generously sized rear garden
- Three well-proportioned bedrooms
- Ground floor WC
- Detached outbuilding with power & lighting
- Close proximity to the city centre & railway station
- Within walking distance of local schooling
- Driveway parking

LOCAL AUTHORITY

Southampton City Council
Council Tax Band D

GUIDE PRICE

Asking Price £430,000

TENURE

Freehold