





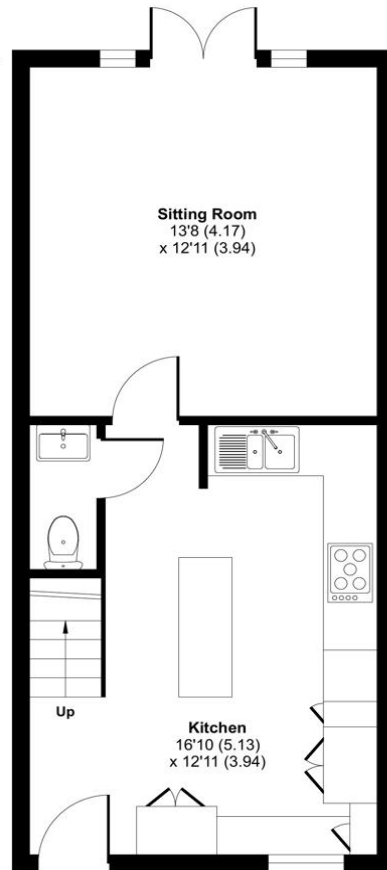
ACCOMMODATION

Located in this quiet and family friendly setting is this modern three storey family home of generous proportions and in a ready to move into condition. Locally, you are within easy reach of The General Hospital, local shops, Shirley's busy and bustling high street, excellent transport links across the city, access to the M27 motorway network and schooling for all ages, making this the ideal location for the whole family. The ground floor accommodation comprises a generously sized sitting room, with French doors out to the rear and an impressive open plan kitchen/dining room, with an array of wall, base and drawer units and modern integrated appliances. A convenient downstairs cloakroom completes the ground floor. Upstairs, the first-floor continues to impress with two bedrooms, the larger of the two benefits from plenty of built in wardrobe space and both served by the modern family bathroom. The second floor houses the remaining two bedrooms, with the principal bedroom boasting built in wardrobes and an en-suite shower room. Externally, to the front of the house there is driveway parking, whilst to the rear there is a private, enclosed and low maintenance garden for all to enjoy.

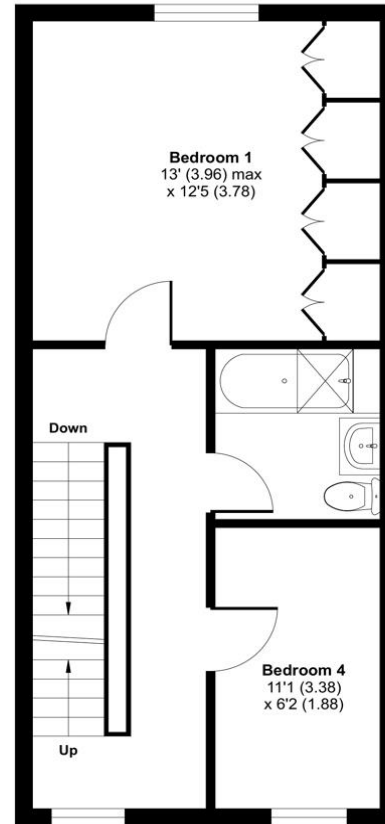


Approximate Area = 1205 sq ft / 111.9 sq m

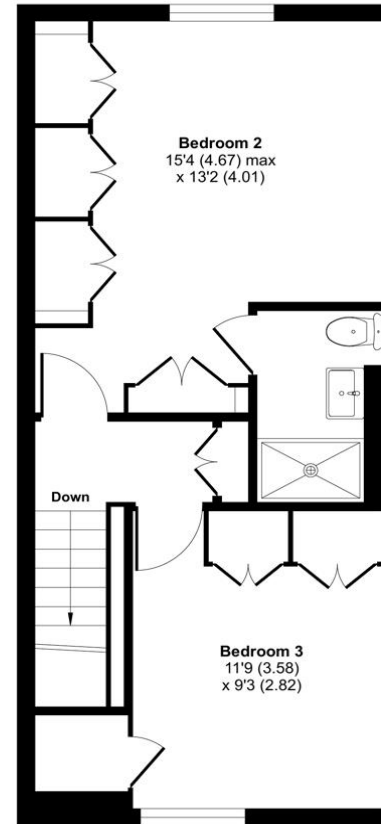
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B	80	
(69-80)	C		
(55-68)	D		
(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: 1101362



SITUATION

Maybush is a popular residential area lying on the western outskirts of the city conveniently situated for the General Hospital and the extensive shopping facilities of Shirley high street. Access points for the M27 and M3 motorway networks are easily reached and the mainline railway station is found just off Commercial Road. St James Park, the sports centre and the city golf course provide excellent recreational facilities together with Oaklands community indoor swimming pool that is found nearby while woodland walks are available at Lordswood. Access points to the M3 and M27 motorway networks are easily reached and schooling for all ages is found within the vicinity. Local convenience shops are within walking distance on Romsey Road.



SPECIFICATION

- Within close proximity of The General Hospital
- Three storey modern townhouse
- Four well-proportioned bedrooms
- En-suite shower room & ground floor cloakroom
- Open plan kitchen/dining room
- Rear garden
- Driveway parking

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: C

GUIDE PRICE

Asking Price £385,000

TENURE

Freehold

Annual Estate Service Charge: £331

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