



Millbrook Road West, Regents Park, Southampton, Hampshire, SO15 0LN



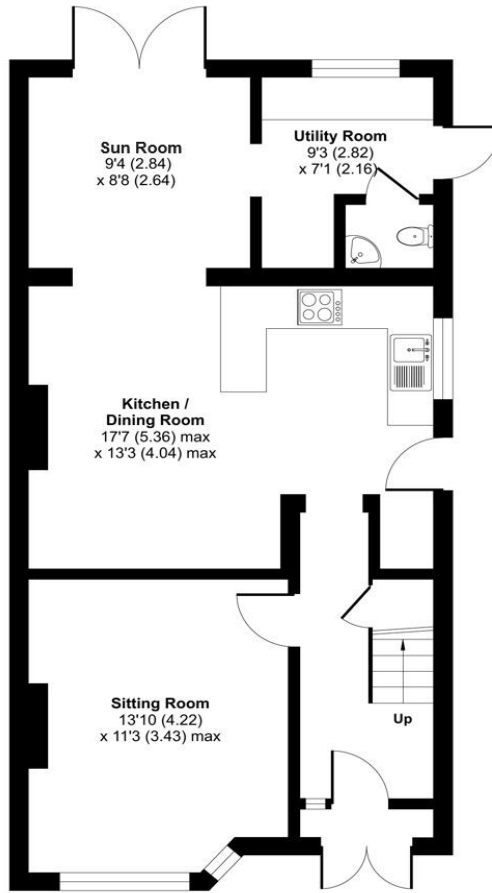
ACCOMMODATION

This larger than average, extended semi-detached family home is offered to the market with the added benefit of there being no onward chain. The property is close to Tanners Brook Primary School as well as being within easy reach of many other educational facilities and is within easy reach of the city centre, the central railway station, Shirley High Street, and access to the M27 motorway network, making it the ideal setting for the whole family. The much-improved ground floor accommodation now comprises a cosy lounge with a bay window and an open plan sociable kitchen/dining room. Further to this, a sun lounge provides access to the rear garden via double doors and the ground floor accommodation is completed by a handy utility area with a cloakroom. Ascending to the first floor, the landing provides access to the loft space and doors to the three bedrooms, all of which are served by the family bathroom. Externally, the house benefits from driveway parking for two cars to the front, and there is side access to the low-maintenance rear garden.

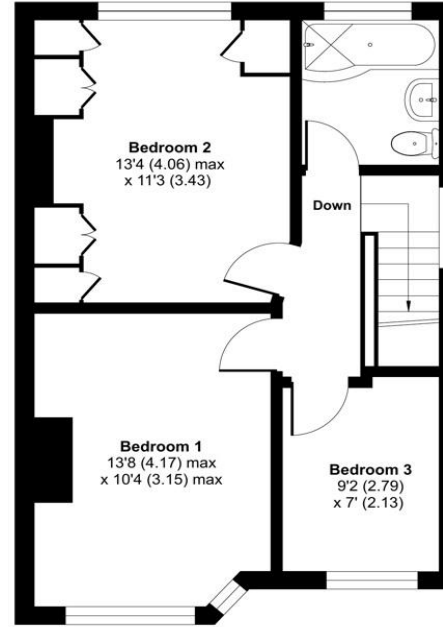


Approximate Area = 1122 sq ft / 104.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



| Energy Efficiency Rating | | Current | Potential |
|---|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 81 |
| (69-80) | C | | |
| (55-68) | D | 68 | |
| (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: 1111351



SITUATION

Regents Park and Shirley have proved to be a popular residential area with extensive shopping facilities found nearby in Shirley high street. The central railway station is found adjacent to Commercial Road and the city centre is a short distance away boasting numerous pleasant parks, the West Quay shopping mall, numerous bars, restaurants and cinemas. Freemantle Lake Park and St James Park offer outdoor recreational space and the indoor swimming pool on Kentish Road is a popular neighbourhood facility. Schooling for all ages can be found close by.



SPECIFICATION

- No onward chain
- Attractive 1930s family home
- Driveway parking
- Three bedrooms
- Kitchen/dining room
- Two reception rooms
- Family bathroom and cloakroom
- Enclosed low-maintenance rear garden

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: C

ASKING PRICE

£340,000

TENURE

Freehold