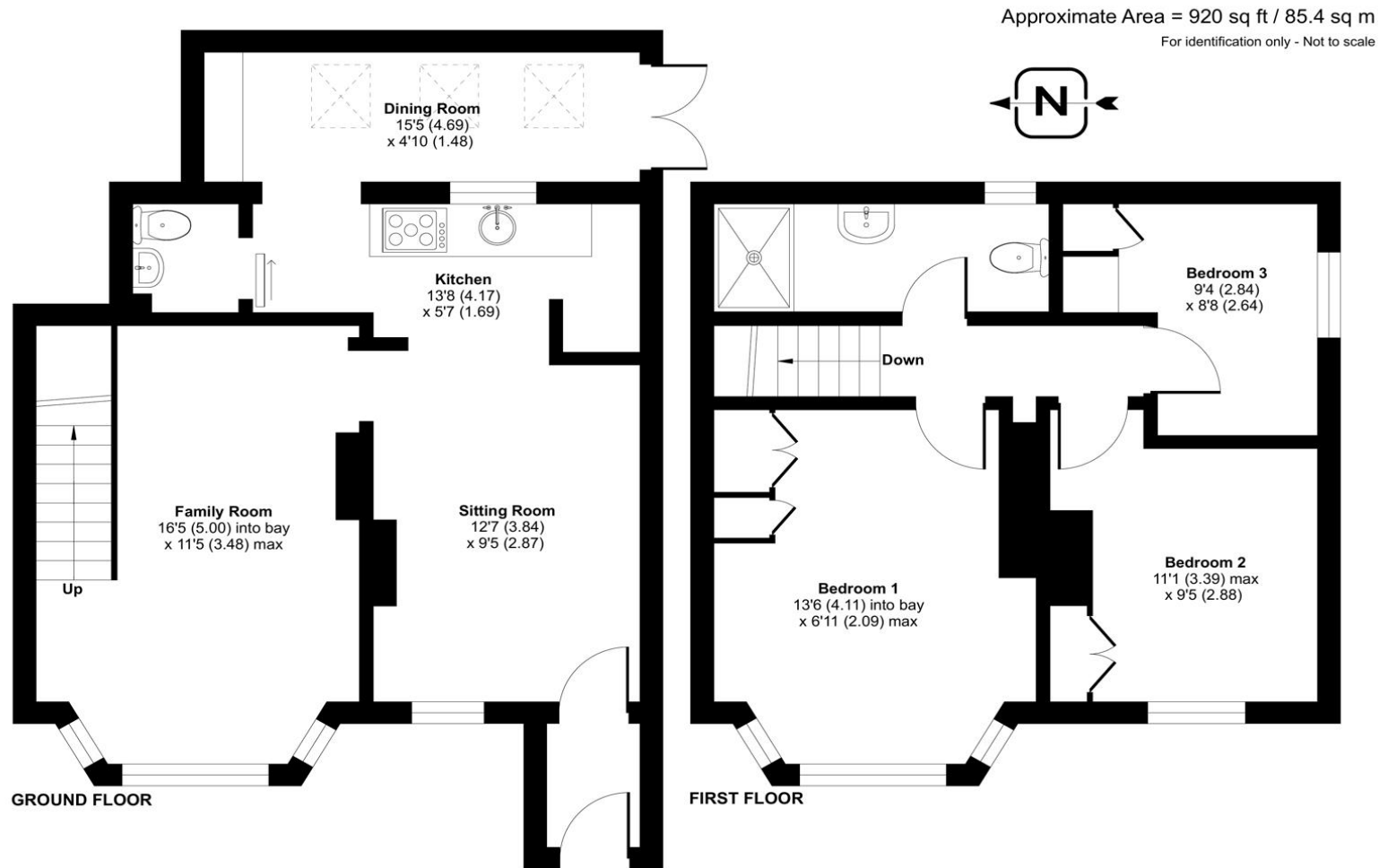


ACCOMMODATION

Charters are delighted to offer for sale this charming semi-detached home which is conveniently located within close proximity of the city centre and Shirley's busy High Street. Brimming with many original features and beautiful detail throughout, the home is a wonderful example of Victorian attributes and offers the new owners a period home of style and beauty. The accommodation on the ground floor briefly comprises an entrance porch which takes you to the sitting room with an ornate fireplace and stripped wooden floorboards, which in turn leads you to the stylish kitchen with access to the dining room. There is also a second reception room/family room with a feature bay window, stripped wooden floorboards, decorative fire place and ceiling rose. Stairs rise to the first floor. Upstairs, the landing provides internal doors to the principal bedroom with a feature bay window, stripped wooden floorboards, fireplace and fitted wardrobe cupboards. The second bedroom displays decorative coving, a ceiling rose, fireplace and also benefits from fitted storage, as does the third bedroom. The contemporary shower room serves the bedrooms. Outside, there is ample on street parking and a private enclosed garden to the front of the house, with gated side pedestrian access to the rear and a small rear garden laid to decking.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

SITUATION

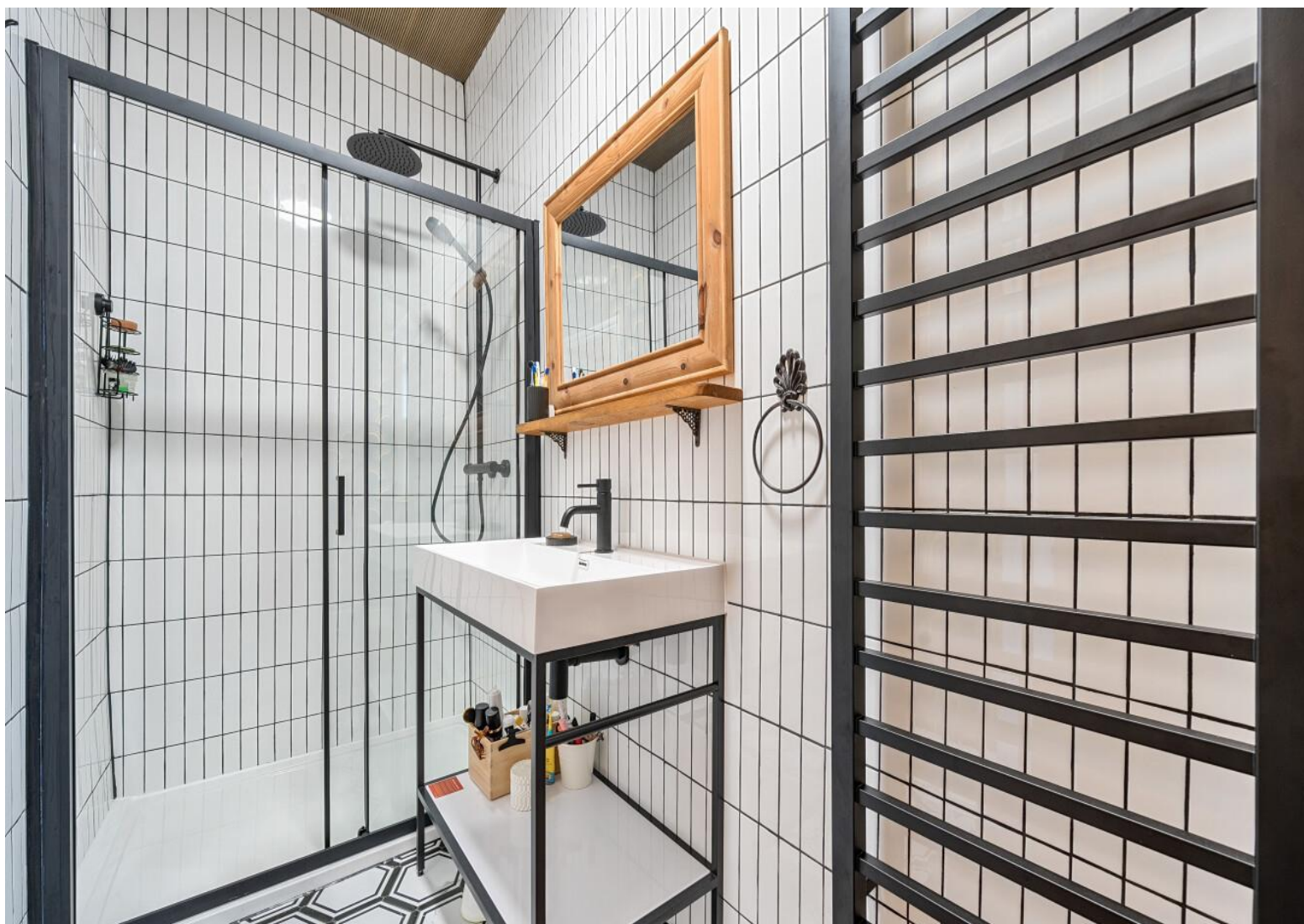
Shirley is a popular residential area with Southampton Common found close by that offers hundreds of acres of green open space. The mainline railway station is found just off Commercial Road and allows access to London Waterloo and the General Hospital and University campus in Highfield are easily reached. A variety of local shops are found within the vicinity and the city centre includes the West Quay mall that has numerous restaurants and the Cinema de Lux.

Access points to the M3 and M27 motorways are found at the end of The Avenue and Stoneham Way, whilst the Parkway railway station is found at junction five of the M27 (opposite the international airport) and provides a fast and convenient route to London Waterloo. A variety of schools for all ages are found nearby.



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: 1177796





SPECIFICATION

- Charming semi-detached family home with no onward chain
- Stylish and modern decor throughout including many original features and detailing throughout
- Close proximity to the city centre and mainline railway station
- Two reception rooms
- Ground floor cloakroom
- Contemporary family shower room
- Three bedrooms
- Enclosed garden to the front and low maintenance garden to the rear

LOCAL AUTHORITY

Southampton City Council

Council Tax Band C

ASKING PRICE £365,000

TENURE

Freehold