



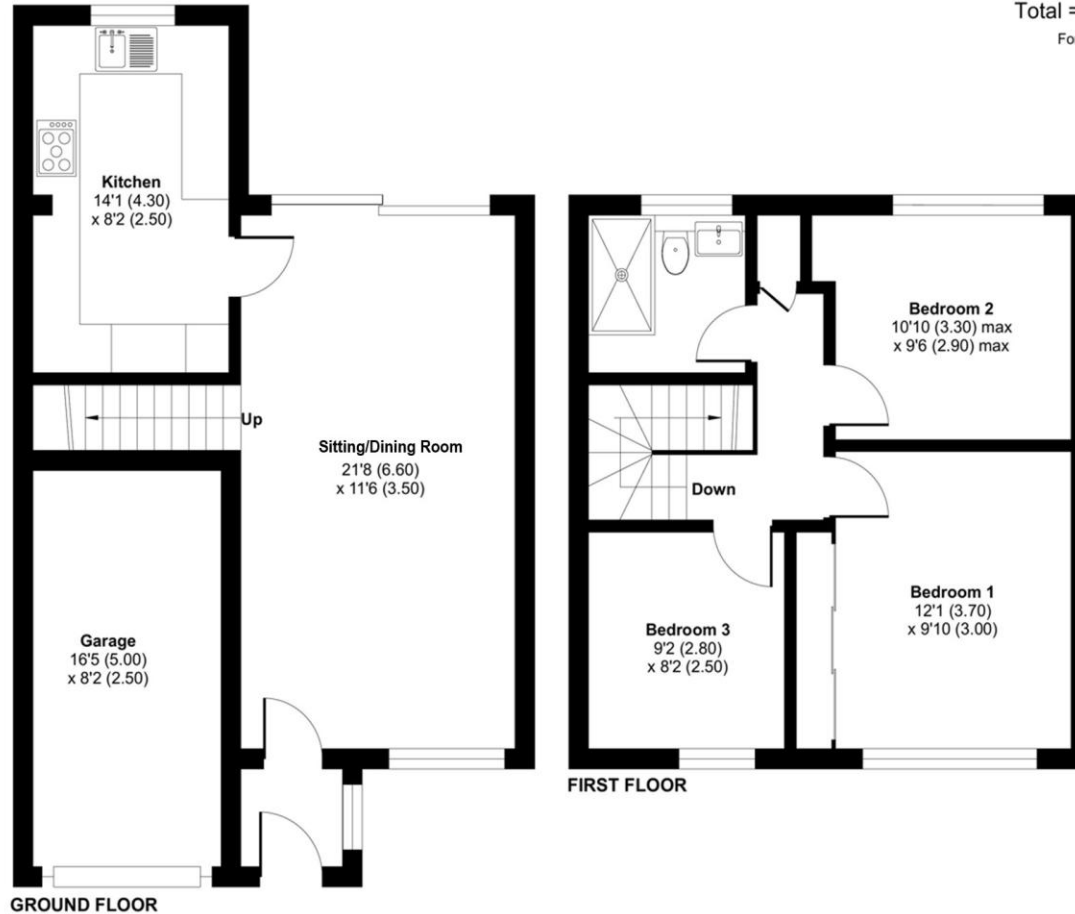


## ACCOMMODATION

Charters are delighted to bring to the market this well presented three-bedroom semi-detached family home in a safe and private and family friendly no through road. Located within easy reach of The General Hospital, the sports centre, schooling for all ages, local shops, and the M3 & M27 motorway networks, this property really is ideal for the whole family. The well presented, bright and sunny accommodation on the ground floor comprises a dual aspect sitting/dining room enjoying a pleasant view to the rear, given its elevated position and a modern bespoke fitted kitchen with underfloor heating. Upstairs, the first-floor landing has a large useful airing cupboard containing a smart combi boiler and access to the partially boarded loft space and internal doors to three well-proportioned bedrooms, with the principal benefitting from fitted wardrobes and all are served by the family shower room. Externally to the front of the home there is driveway parking and an integral single garage with an up and over door and to the rear a private and enclosed rear garden with areas laid to patio and lawn. The property also benefits from Solar Panels.



Approximate Area = 852 sq ft / 79.1 sq m  
Garage = 127 sq ft / 11.7 sq m  
Total = 979 sq ft / 90.8 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	78
(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	



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

## SITUATION

Lordswood is a popular residential area with a wide variety of properties to suit the needs of every buyer. The General and Princess Anne hospitals are found close by and the golf course, sports centre and Southampton Common are a short drive away offering excellent recreational facilities with hundreds of acres of green open space. The M13 & M27 motorway networks ensure easy access to all areas of Southern Hampshire and the city centre together with Shirley high street offers extensive and varied shopping facilities. A variety of schools for all ages are found nearby.



### **SPECIFICATION**

- Three double bedrooms
- Integral garage & driveway parking
- Dual aspect sitting/dining room
- Modern kitchen & bathroom
- Enclosed & private rear garden
- Close proximity to The General Hospital
- Quiet and tucked away setting
- Ideal first home

### **LOCAL AUTHORITY**

Southampton City Council  
Council Tax Band C

**ASKING PRICE £325,000**

### **TENURE**

Freehold