



Cavendish Grove, Southampton, Hampshire, SO17 1XE

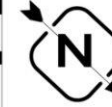
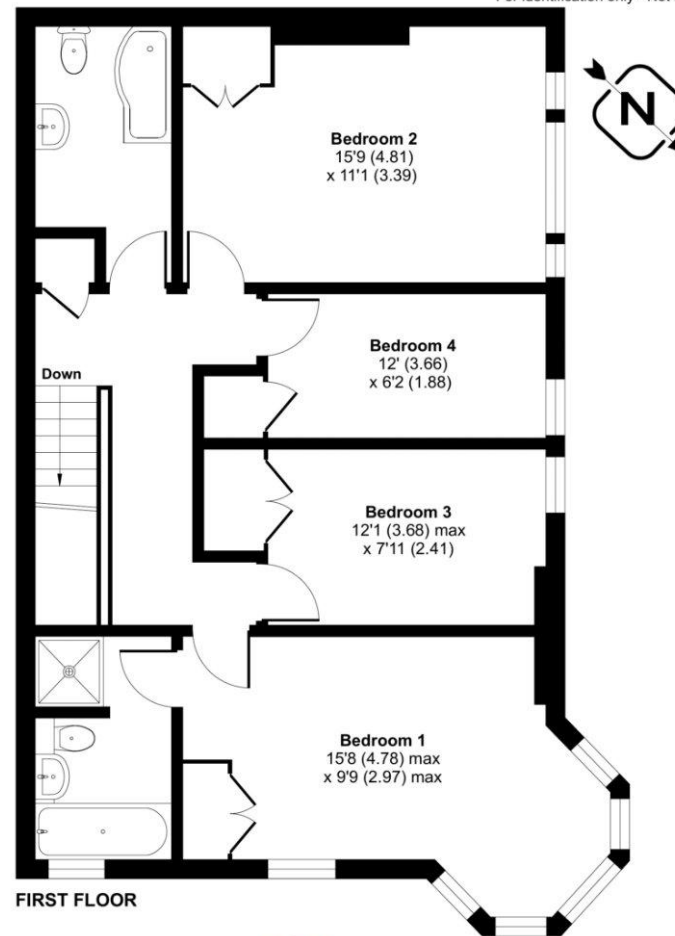
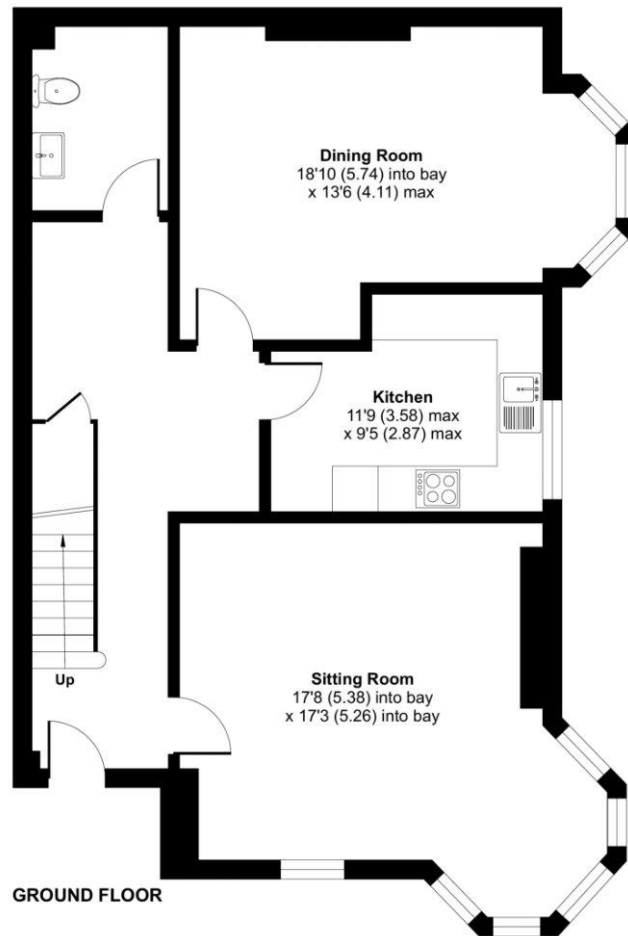


ACCOMMODATION

Charters are delighted to bring to the market for the first time in over twenty five years this unique, charming, characterful home located at the end of a private road just off The Avenue and opposite the common, offering a high degree of privacy for the new owners. The home offers a wealth of original style period features including a two storey corner bay window adorned with a distinctive turreted roof, this is a rare opportunity for those looking for a home of generous proportions and enviable kerb appeal. Locally, you are well served for access to the city centre, the central railway station, the M3 motorway network, many excellent educational facilities as well as the bars cafes and restaurants in Bedford Place & London Road. The accommodation on the ground floor briefly comprises of the welcoming entrance hallway with useful storage space and stairs rising to the first floor, with internal doors to the sitting room with a decorative fireplace, a separate dining room also boasting a decorative fireplace, the kitchen with handy utility room and WC. The first floor landing houses further storage space and internal doors to the principal bedroom boasting a four piece en-suite bathroom and two further double bedrooms, a single bedroom, all of which are served by the family bathroom. Outside, the home benefits from gardens that wrap around the front and side of the home and the option to park within the front garden area whilst there is also additional parking in front of the home. This home has to be seen to appreciate its character and enviable setting.

Approximate Area = 1632 sq ft / 151.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	65	
(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.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1215319

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. Premier 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, Mayflower and Nuffield 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

- Stunning location on the edge of the common
- Four well proportioned bedrooms
- Gardens & parking
- Private and secluded setting
- Two reception rooms
- Walking distance to the city centre & railway station
- En suite bathroom
- Utility room & ground floor WC

LOCAL AUTHORITY

Southampton
Council Tax Band F

ASKING PRICE £550,000

TENURE

Leasehold 959 years

Annual Ground Rent: £25

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £ N/A

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