



Vinery Gardens, Shirley, Southampton, Hampshire, SO16 6HJ





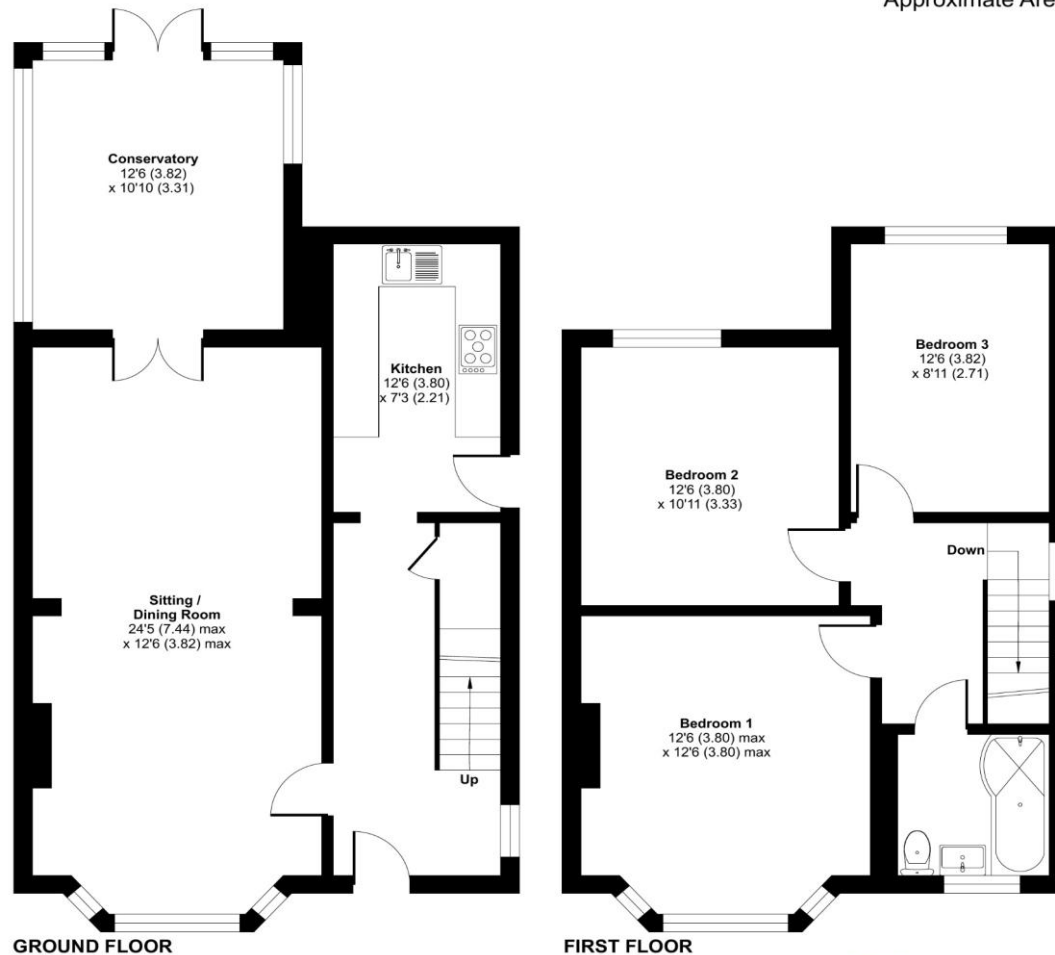
## ACCOMMODATION

This spacious, well planned 1930's detached family home offers flexible and well-proportioned living accommodation in a convenient position with easy access to the General Hospital, opposite St. James Park and within walking distance of local amenities. The property has been refurbished and improved throughout by the current owner and upon entry the generous hallway leads you to the light and roomy sitting room/dining room with a feature bay window and attractive fireplace leading through to the conservatory, creating an ideal space for socialising with family and friends. The modern kitchen is fitted with base and eye level units and complementing worksurfaces and overlooks the rear garden with side access. Upstairs are three double bedrooms served by the contemporary family bathroom and an insulated, part boarded loft space for storage. Outside is the private, easy to maintain garden with artificial lawn, a patio area ideal for al fresco dining in the summer months and an insulated outbuilding fitted with electric. To the front of the property is an attractive walled front garden.



Approximate Area = 1255 sq ft / 116.5 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		
(55-68)	D	60	71
(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 sought-after residential area with Southampton Common, the central railway station and city centre all within easy reach. Local shops are within walking distance whilst the extensive facilities of Shirley High Street are also found nearby. An excellent bus service serving all parts of the city passes along St James Road and popular schools for all ages are located within the vicinity. St James Park is within walking distance and is an extremely popular place for families with children to enjoy outdoor recreation. An indoor swimming pool is found nearby in Kentish Road and is an additional neighbourhood facility popular with children of all ages.

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: 1217952





### **SPECIFICATION**

- Detached family home in a quiet no-through road
- Walking distance to the General Hospital and local amenities
- Three double bedrooms
- Open-plan sitting/dining room
- Conservatory
- Private garden
- Insulated outbuilding with power connected
- No onwards chain

### **LOCAL AUTHORITY**

Southampton City Council

Council Tax Band D

**OFFERS OVER £415,000**

### **TENURE**

Freehold