



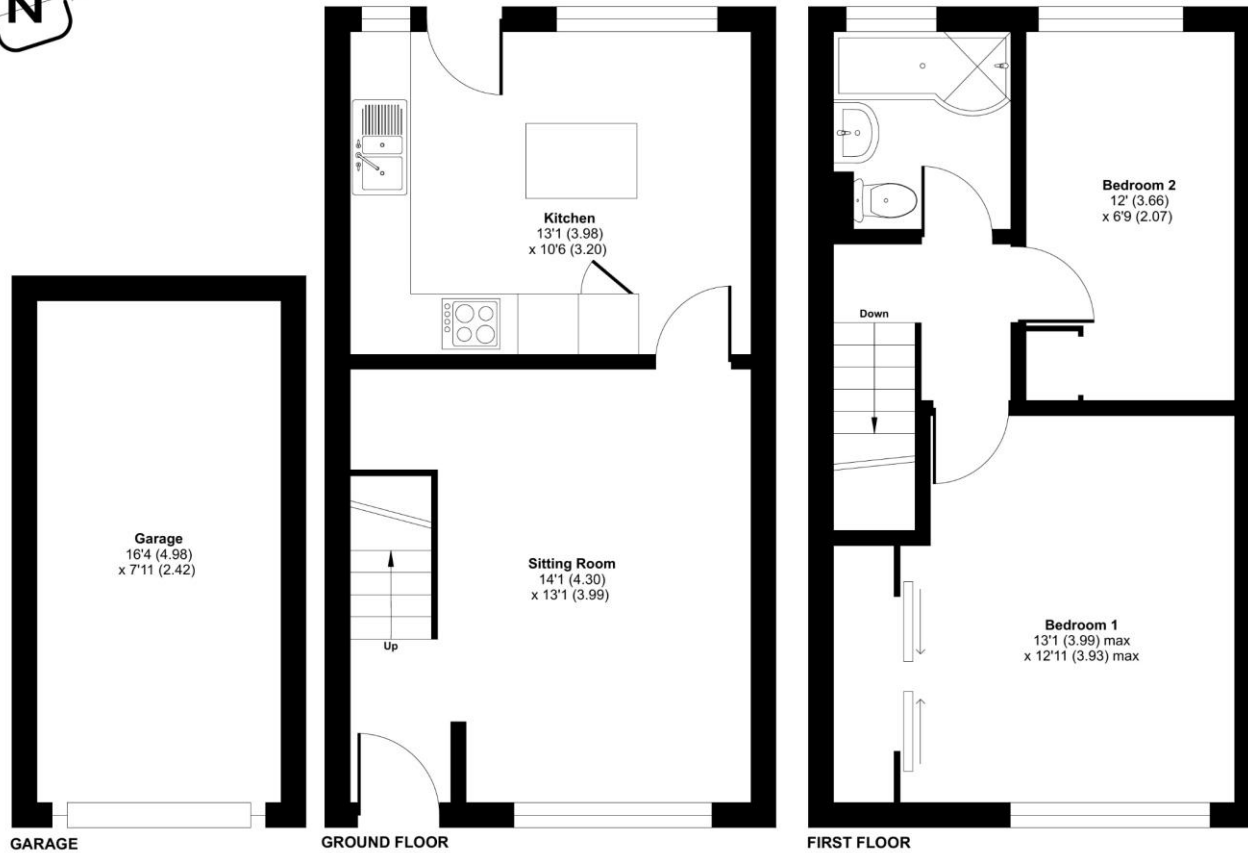


ACCOMMODATION

Charters are delighted to offer for sale this well-presented, modern and low maintenance home that is enviably positioned in the popular suburb of Lordswood. The house would make a perfect first home, whilst also ideal for those downsizing or for any buy to let landlords looking to add to their portfolio. This property is within close proximity to The General Hospital, the M3 and M27 motorway network, the University campus, the 24-hour Sainsburys superstore, schooling for all ages and the vast open spaces on offer at the sports centre and Southampton Common making it the ideal setting for the whole family. The accommodation on the ground floor briefly comprises a generously sized sitting room with stairs rising to the first floor and giving access to the sleek and modern kitchen with integral oven, washing machine and fridge freezer and enjoys a pleasant outlook across the rear garden. The first-floor landing provides access to the loft space and two well-proportioned bedrooms, with the principal bedroom benefitting from built-in wardrobe and both bedrooms are served by the contemporary family bathroom. There is ample on street parking to the front of the home and a garage in a block to the rear with an area which can be used for further parking. The home boasts a private and enclosed low maintenance garden to the rear with gated pedestrian access and outside tap and lighting.



Approximate Area = 656 sq ft / 60.9 sq m
 Garage = 130 sq ft / 12 sq m
 Total = 786 sq ft / 72.9 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	70	
(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.

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: 1215361

SITUATION

Lordswood is a sought-after location, perfect for those needing access to local amenities, main transport links and Southampton General Hospital. Nearby are plenty of woodland walks and the extensive recreational facilities of Southampton Sports Centre and Southampton Common. Southampton City is a thriving commercial port with a population in excess of 250,000 and 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. 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

- Terraced home within close proximity to The General Hospital
- Walking distance to the Sports Centre
- Two well-proportioned bedrooms
- Stylish and modern kitchen with integrated appliances
- Good-size sitting room
- Double glazing and gas fired central heating throughout
- Private and enclosed low maintenance rear garden
- Garage in a nearby block

LOCAL AUTHORITY

Southampton City Council

Council Tax Band B

ASKING PRICE £270,000

TENURE

Freehold