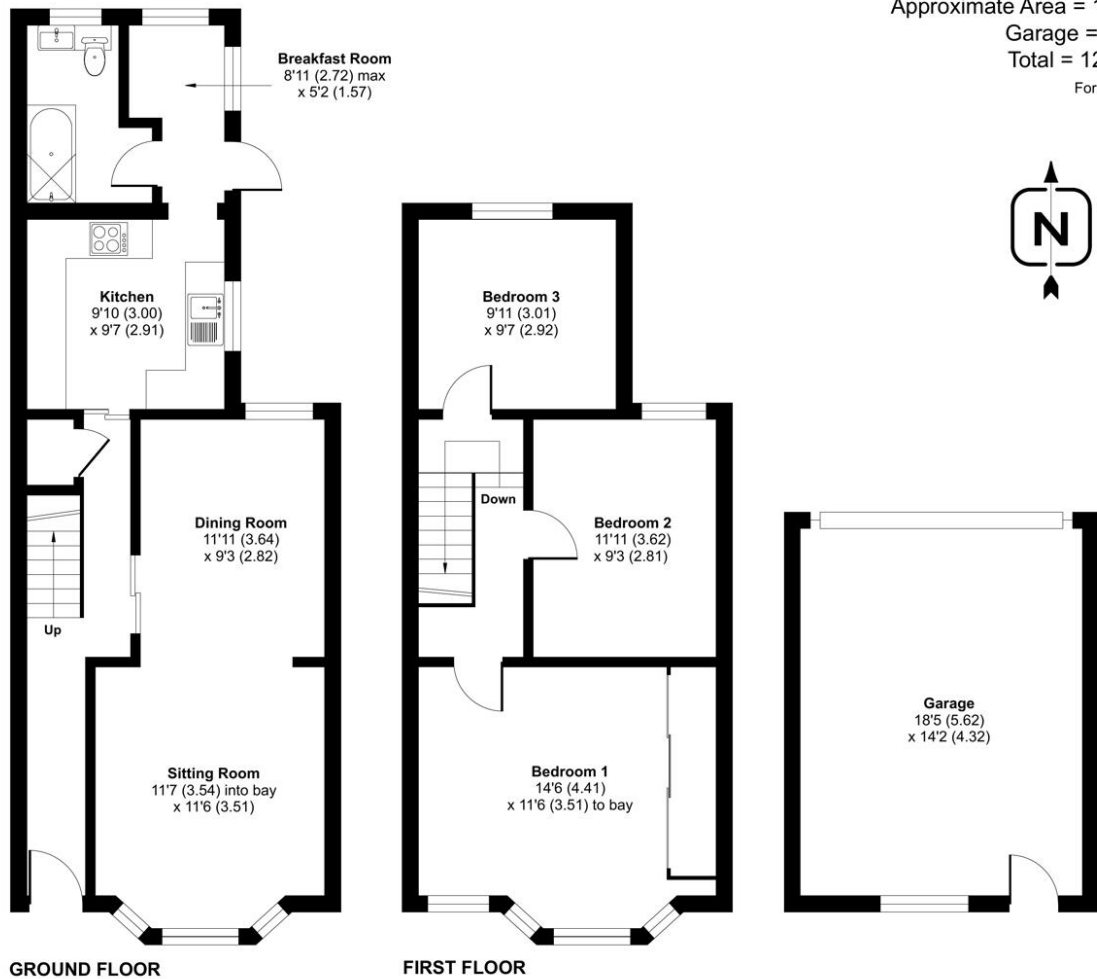






ACCOMMODATION

Charters are delighted to offer for sale this handsome home, the perfect property for those looking for their first family home. The property is enviably positioned within easy reach of The General Hospital, Shirley High Street, the M3 & M27 motorway network, 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 well-presented and favourably laid out accommodation on the ground floor comprises a welcoming entrance hallway with decorative coving and a feature archway, stairs rising to the first floor and doors leading to the open plan sitting/dining room with a beautiful bay window, and a modern fitted kitchen, with an array of wall, base and draw units as well as ample work surface space. A breakfast area and a modern three-piece family bathroom complete the downstairs accommodation. Upstairs, the first floor continues to impress, with access to the useful loft space benefitting from a window to the rear and to the three good-sized double bedrooms with the principal bedroom benefitting from fitted wardrobes. Externally to the rear there is a flat, private and enclosed garden as well as the added bonus of a detached double garage with a remote control shutter door as well as having both power and lighting.



Approximate Area = 1035 sq ft / 96.1 sq m
 Garage = 261 sq ft / 24.2 sq m
 Total = 1296 sq ft / 120.3 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	64	
(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 2025. Produced for Charters Estate Agents Limited. REF: 1225734



SITUATION

Shirley has proved to be a popular residential area with extensive shopping facilities found nearby in Shirley High Street. The central railway station is found adjacent to Commercial Road and the city centre is a short distance away boasting numerous pleasant parks, the West Quay shopping mall, numerous bars, restaurants and cinemas. Freemantle Lake Park and St James Park offer outdoor recreational space and the indoor swimming pool in Kentish Road is a popular neighbourhood facility. Schooling for all ages is found close by.



SPECIFICATION

- Ideal first home
- In ready to move into condition
- Walking distance to Shirley High Street
- Close proximity to The General Hospital
- Recently triple glazed to the front with a new composite front door
- Open plan sitting/dining room
- Three well-proportioned bedrooms
- Generously sized rear garden
- Double garage to the rear
- All custom blinds to remain in the property

LOCAL AUTHORITY

Southampton City Council
Council Tax Band B

ASKING PRICE £340,000

TENURE

Freehold