





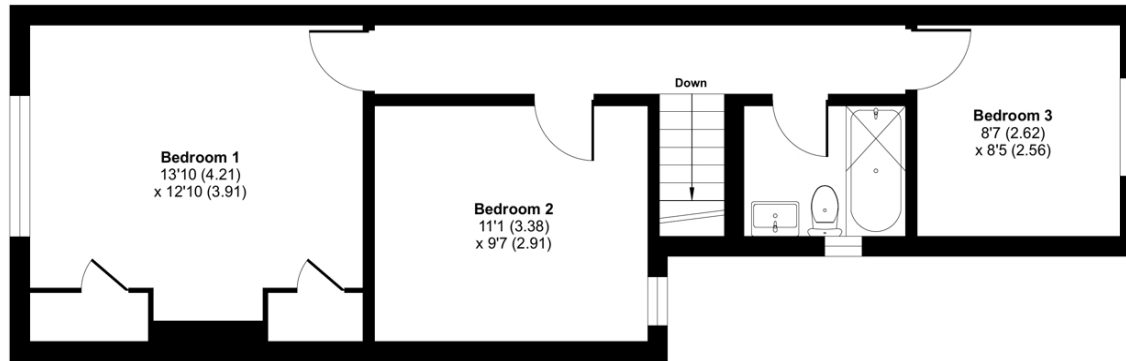
ACCOMMODATION

Charters are delighted to bring to the market for the first time in more than twenty years this well proportioned charming three bedroom semi detached home which is available with the added benefit of having no forward chain. Enviably positioned within walking distance of Riverside Park, Bitterne Triangle and many local amenities as well as being within close proximity of the city centre, central railway station, the university campus and access to the M3 & M27 motorway networks. The favourably laid out and well proportioned accommodation briefly comprises of a generously sized kitchen breakfast room with understairs storage cupboard overlooking the rear garden, and a bright and sunny 25 foot open plan lounge dining room to the front of the property. The first floor landing provides access to the loft space and internal doors to the two generously sized double bedrooms with the principal bedroom benefitting from built in wardrobe cupboards, and the well proportioned third bedroom, all of which are served by the family bathroom. To the rear of the home there is a private and enclosed low maintenance garden of good size for all to enjoy during the summer months.

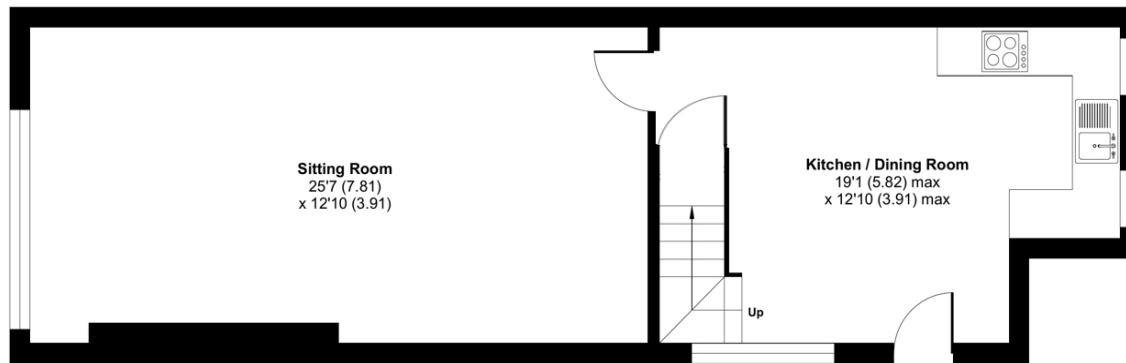


Approximate Area = 1056 sq ft / 98.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		77
(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.

SITUATION

Southampton 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. Numerous pleasant parks together with The Common, City golf course and sports centre 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

- No onwads chain
- Walking distance to Riverside Park
- Over 1000 square feet of accommodation
- Generously sized low maintenance rear garden
- Three well proportioned bedrooms
- Kitchen breakfast room
- 25 foot open plan lounge dining room
- Ideal first home

LOCAL AUTHORITY

Southampton City Council
Council Tax Band B

ASKING PRICE £300,000

TENURE

Freehold