



Malmesbury Road, Shirley, Southampton, Hampshire, SO15 5FP





## ACCOMMODATION

Charters are delighted to offer for sale this well-proportioned and favourably laid out three bedroom terraced Victorian home sat within a quiet side street just off of Shirley's bustling and busy high street catering for all of your daily needs. Locally you are also well served for access to the city centre, central railway station, schooling for all ages, transport links across the city, and the bars cafes and restaurants on Bedford Place and London Road making it the perfect setting for the whole family. The accommodation on the ground floor briefly comprises the welcoming entrance hallway with stairs rising to the first floor and internal doors to the sitting room with feature bay window, decorative coving, ornate fireplace and wood flooring, the separate dining room with access to the rear garden, feature fireplace and wood flooring. To the rear of the home is the generously sized kitchen breakfast room with integral dishwasher. There is also the added benefit of a handy downstairs WC. The first-floor landing provides access to the partially boarded loft space and internal doors to the two double bedrooms and single third bedroom, all of which are served by the family bathroom. To the rear of the property there is a flat, private and enclosed garden of good size and provides the ideal outside space to enjoy the sunshine during the summer months.



Approximate Area = 1009 sq ft / 93.7 sq m

For identification only - Not to scale



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: 1229633



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	68	
(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 The Common, 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.





#### **SPECIFICATION**

- Two reception rooms
- Three bedrooms
- Ground floor WC
- Generously sized kitchen dining room
- Low maintenance enclosed rear garden
- Close proximity to the city centre & railway station
- Ideal first home
- Walking distance to Shirley high street

#### **LOCAL AUTHORITY**

Southampton City Council  
Council Tax Band B

#### **ASKING PRICE £300,000**

#### **TENURE**

Leasehold 1000  
Unexpired Years: TBC  
Annual Ground Rent: TBC  
Ground Rent Increase: TBC  
Ground Rent Review Period: TBC  
Annual Service: TBC

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