

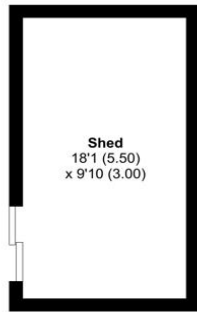


Arthur Road, Shirley, Southampton, SO15 5DY



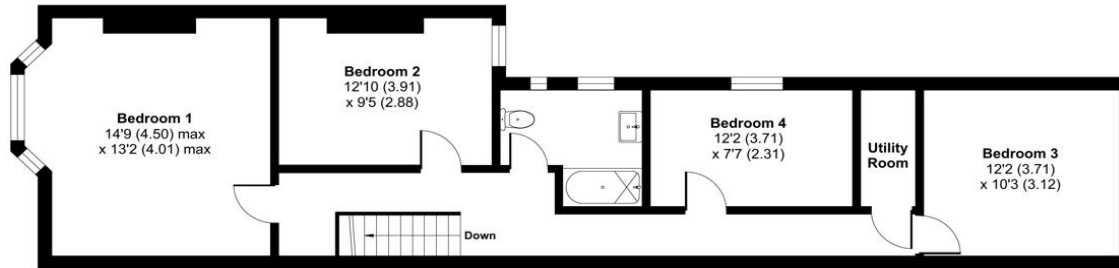
ACCOMMODATION

Charters are delighted to offer for sale this well-proportioned and favourably laid out Victorian semi-detached home which is conveniently located within close proximity of Shirley's bustling and busy High Street, the city centre, Central Railway station, schooling for all ages and the vast open spaces on offer at The Common, making it the ideal setting for the whole family. The accommodation on the ground floor briefly comprises a welcoming entrance hallway with stairs rising to the first floor and internal doors to the cosy sitting room with feature bay window, an ornate fireplace which houses a log burner, decorative coving and ceiling rose. There is a second reception room to the rear of the home, and a contemporary shower room. The generously sized, open-plan kitchen/dining room/family room provides a sociable space, together with a sleek range of wall and base units and French doors opening to the rear garden. The first-floor landing provides access to the loft space, which subject to the relevant permissions, could be converted to include further accommodation and storage place. The three generously sized double bedrooms, and the fourth bedroom are served by the family bathroom. The front of the home benefits from driveway parking and to the rear there is a flat, child and pet friendly walled garden for all to enjoy when the sun is shining with a useful detached outbuilding with power and lighting, which could make the ideal space for a work from home office or home gym.

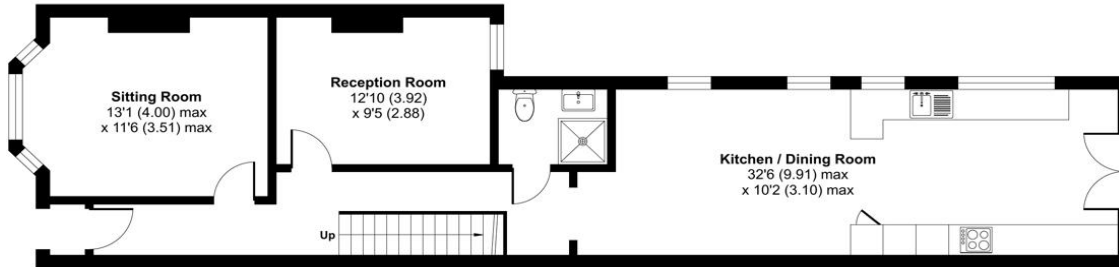


Shed
18'1 (5.50)
x 9'10 (3.00)

OUTBUILDING



FIRST FLOOR



GROUND FLOOR

Approximate Area = 1636 sq ft / 151.9 sq m
Outbuilding = 178 sq ft / 16.5 sq m
Total = 1814 sq ft / 168.5 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		79
(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 has proved to be a popular residential area with extensive shopping facilities found in the high street. The Central Railway station is found nearby 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. Comprising predominantly 1930's characterful traditional houses, the area offers all styles of properties to suit every purchaser ranging from terraced and semi-detached houses to substantial detached family homes. It is also home to some of Southampton's finest eateries, pubs and schooling in both the state and private sectors as well as sixth form colleges.

Freemantle Lake Park and St James Park offer outdoor recreational space and the indoor swimming pool on English Road is a popular neighbourhood facility.



SPECIFICATION

- Semi-detached Victorian family home including original character features and detailing
- Close proximity to the city centre and mainline railway station
- Walking distance to Shirley High Street
- Four well-proportioned bedrooms
- Two reception rooms
- Generously sized kitchen/dining/family room
- Family bathroom and additional ground floor shower room
- Private walled garden with outbuilding
- Off road parking

LOCAL AUTHORITY

Southampton City Council

Council Tax Band E

ASKING PRICE £475,000

TENURE

Leasehold – length of lease 1000 years

Unexpired years – 876

Annual service charge – None

Annual ground rent - £5.00