



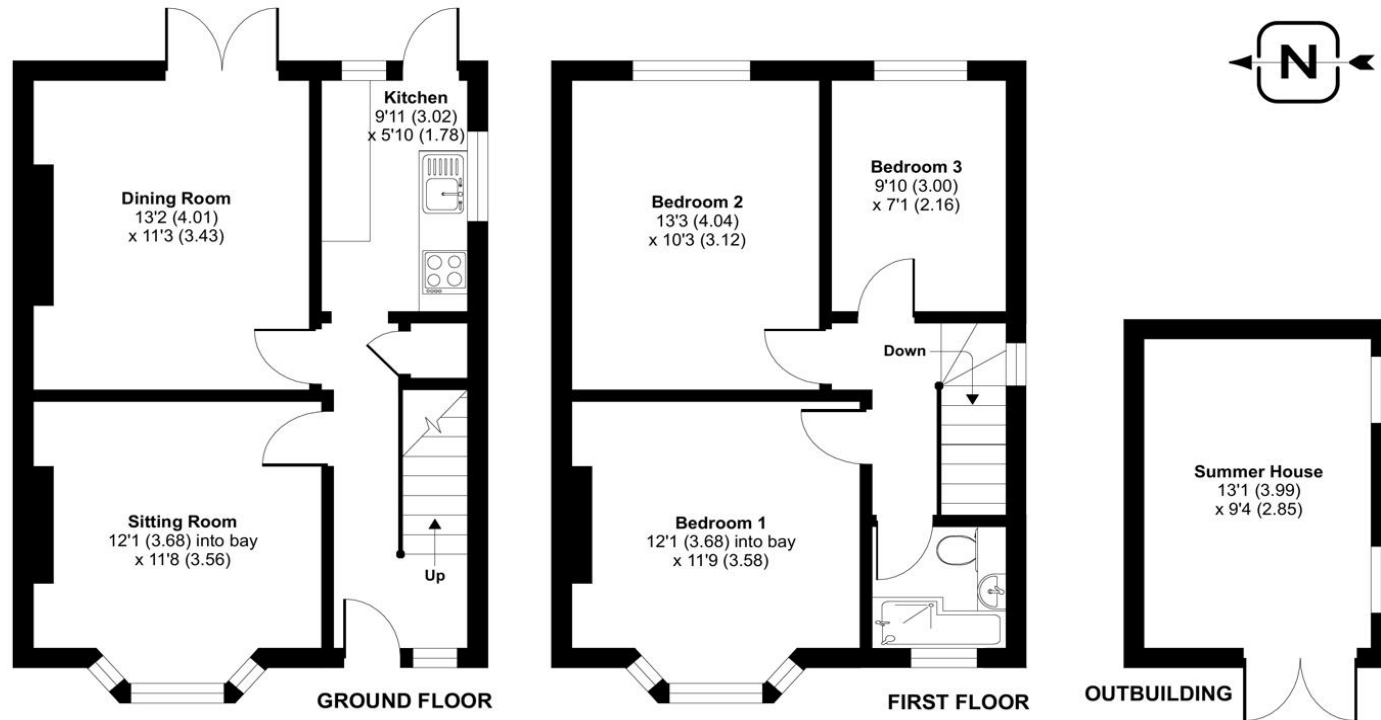
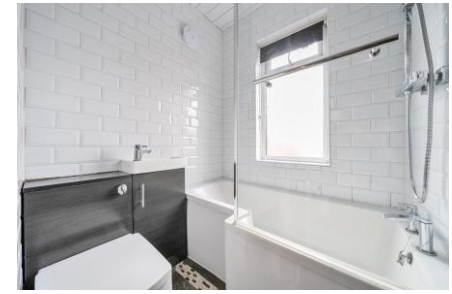
King Georges Avenue, Regents Park, Southampton, Hampshire, SO15 4LB



ACCOMMODATION

Charters are delighted to bring to the market this traditionally laid out 1930's three bedroom semidetached home located in the much request Regents Park district of the city. Locally, you are well served for access to Shirley's busy and bustling high street, an array of local shops, the city centre, the M27 motorway network and schooling for all ages, whilst Cedar Lodge Park is a short walk away making this the ideal setting for the whole family. The home is approached by a generously sized driveway providing off road parking for two vehicles and gated pedestrian access to the rear garden, and the accommodation on the ground floor comprises the entrance hallway with stairs rising to the first floor, and internal doors leading to the lounge with feature bay window, a separate dining room to the rear of the home overlooking the rear garden, and the kitchen. The first floor landing provides access to the loft space and the two double bedrooms, and the third bedroom, all of which are served by the sleek and stylish family bathroom. To the rear of the home, there is a generously sized, flat, child and pet friendly garden for all to enjoy when the sun is shining and is laid to artificial turf and benefits from a workshop at the bottom of the garden which could make for the ideal work from home office or home gym.

Approximate Area = 878 sq ft / 81.6 sq m
 Outbuilding = 123 sq ft / 11.4 sq m
 Total = 1001 sq ft / 93 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(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). © n'checon 2025. Produced for Charters Estate Agents Limited. REF: 1234320



SITUATION

Regents Park and 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

- Driveway Parking
- Two reception rooms
- Ideal first home
- Three bedrooms
- Modern and stylish bathroom suite
- Generously sized low maintenance rear garden
- Close proximity to Shirley high street
- Easy access to the city centre & central railway station

LOCAL AUTHORITY

Southampton City Council
Council Tax Band C

ASKING PRICE £350,000

TENURE

Freehold