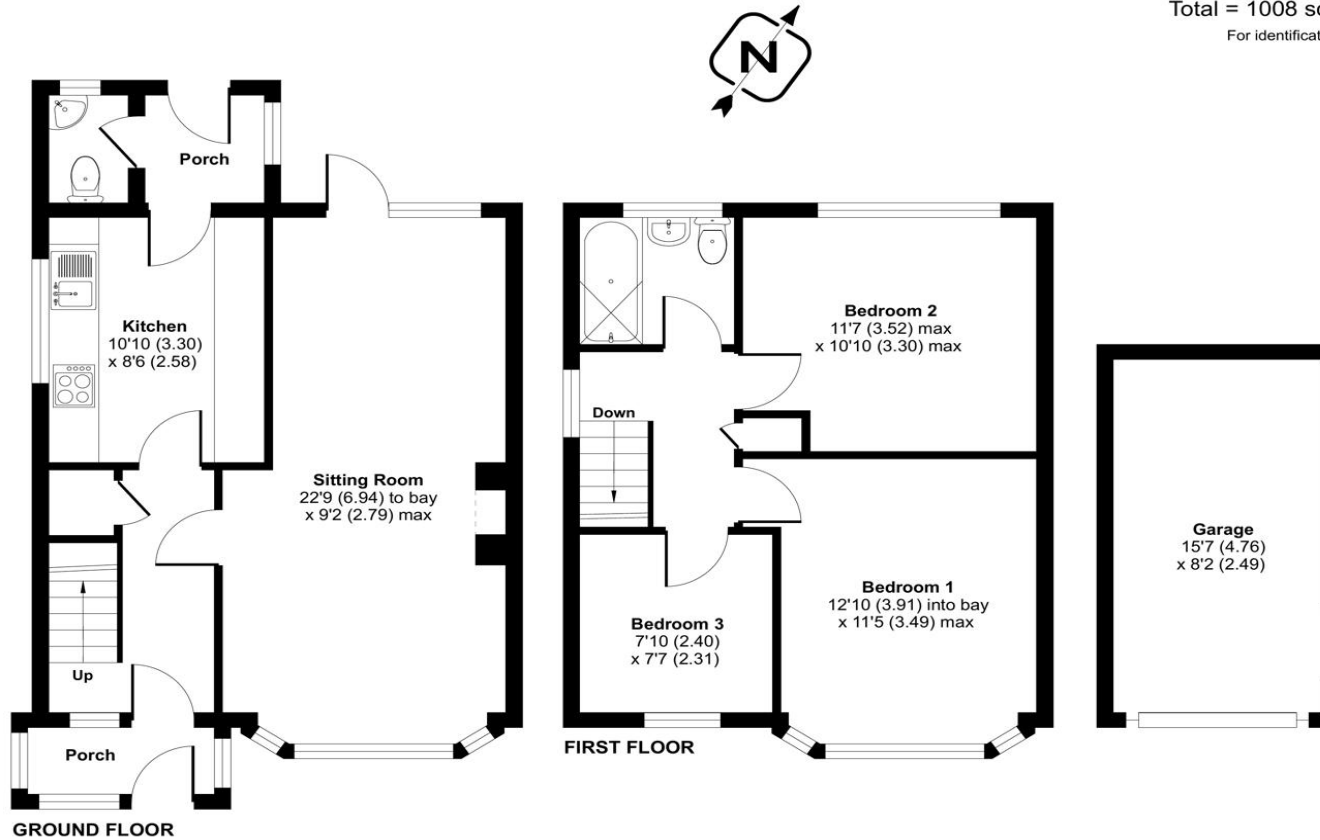


ACCOMMODATION

A fantastic three bedroom semi-detached house presented to the market positioned within Townhill Park, ideal for a family or first time purchase alike. The property provides a welcoming entrance hallway guiding you to the large front to back sitting room featuring a wood burning stove and a dual aspect with a front bay window to allow an abundance of natural light to stream through with ample space to enjoy cosy evenings with family. In addition, the separate well-appointed kitchen benefitted by an abundance of storage solutions, worktop surface space and access out to the generously sized rear garden. A useful downstairs w/c completes the ground floor accommodation. Ascending to the first floor, a landing leads to three well-proportioned bedrooms, with all boasting a big window and plenty of space for wardrobes. All bedrooms are served by the newly upgraded three-piece family bathroom. Outside, there is off road parking, a single garage with side access to the rear garden benefitting from a large lawn, a host of mature shrubs & trees and a patio seating area that provides a pleasant setting for all the family to enjoy in the summer months.

Approximate Area = 880 sq ft / 81.7 sq m
 Garage = 128 sq ft / 11.8 sq m
 Total = 1008 sq ft / 93.5 sq m
 For identification only - Not to scale



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

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.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Charters Estate Agents Limited. REF: 1250201



SPECIFICATION

- Three bedroom semi-detached house
- Off road parking and single garage
- Fantastic family home or first time purchase alike
- Wood burning stove in the living room
- Downstairs W/C
- Patiod and laid lawn rear garden
- Newly upgraded family bathroom

LOCAL AUTHORITY

Southampton City Council
Council Tax Band C

ASKING PRICE £310,000

TENURE

Freehold