



Padwell Road, Inner Avenue, Southampton, Hampshire, SO14 6RA

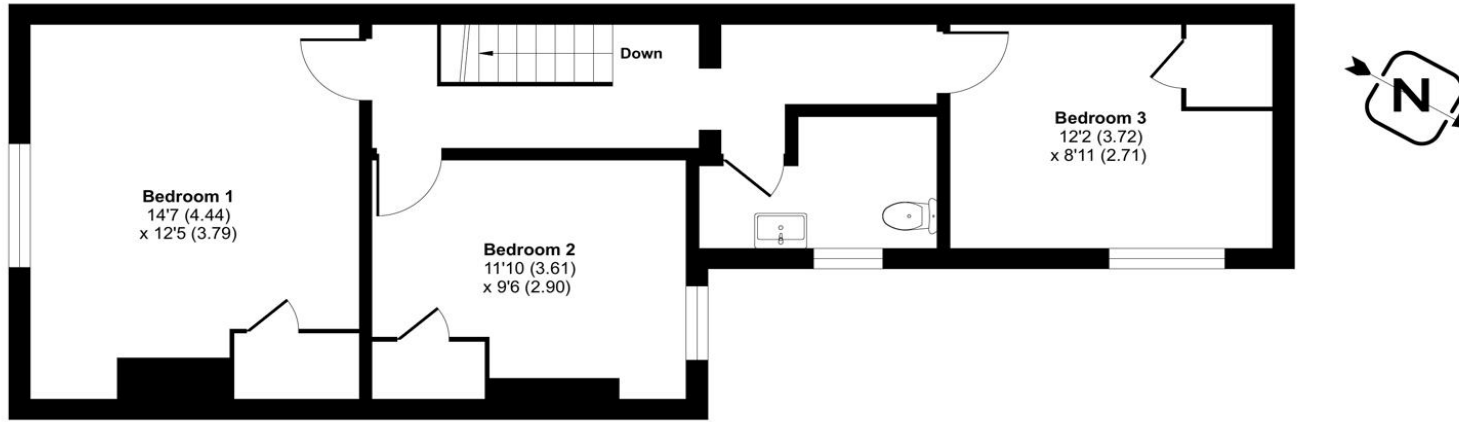


ACCOMMODATION

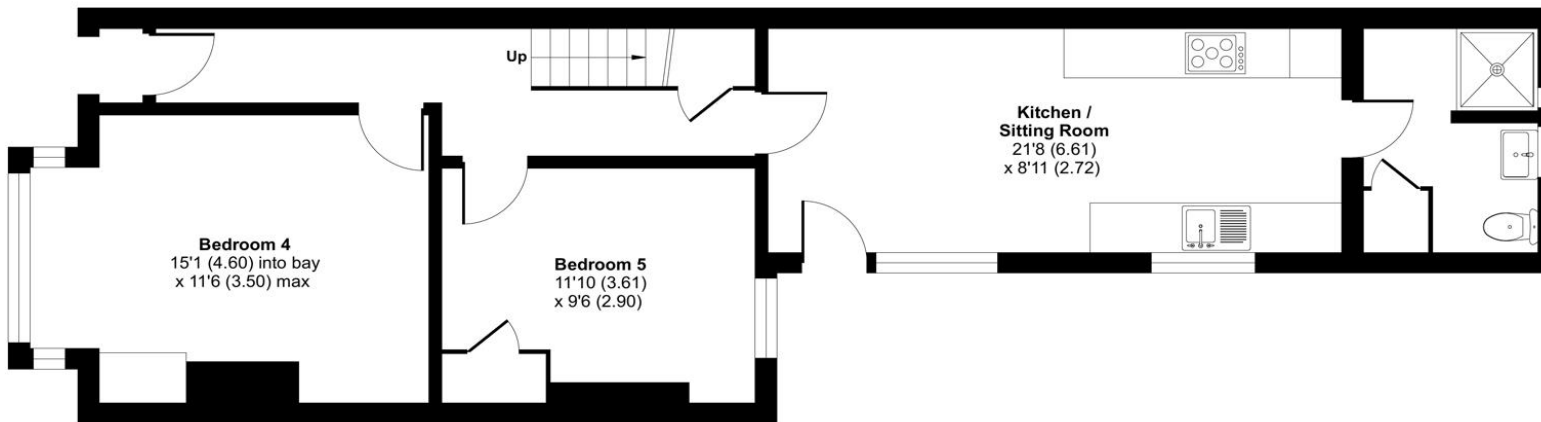
Located within the enviable and central Inner Avenue district of the city is this terraced three-bedroom house set within a quiet road with easy access to the city centre and central railway station as well the University and is the ideal choice of property for anyone looking for their first home and is an excellent option for any buy to let landlords looking to add to their portfolio. Locally you are also within walking distance of the bars cafes and restaurants on Bedford Place and London Road. The accommodation on the ground floor comprises the entrance hallway with stairs rising to the first floor and access to the kitchen and sitting area with a dining room and reception room. Additionally there is a shower room and WC. The first floor houses the three bedrooms which are served by the second shower room and WC. There is a low maintenance garden to the rear for all to enjoy the sunshine during the summer months.

Approximate Area = 1221 sq ft / 113.4 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		84
(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.

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: 1252001



SITUATION

Southampton is a thriving commercial port with a population in excess of 250,000. It 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 and Mayflower 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

- Walking distance to the city centre
- Terraced House
- Two shower rooms
- Communal kitchen and sitting area
- Three bedrooms

LOCAL AUTHORITY

Southampton City Council
Council Tax Band C

ASKING PRICE £290,000

TENURE

Freehold