



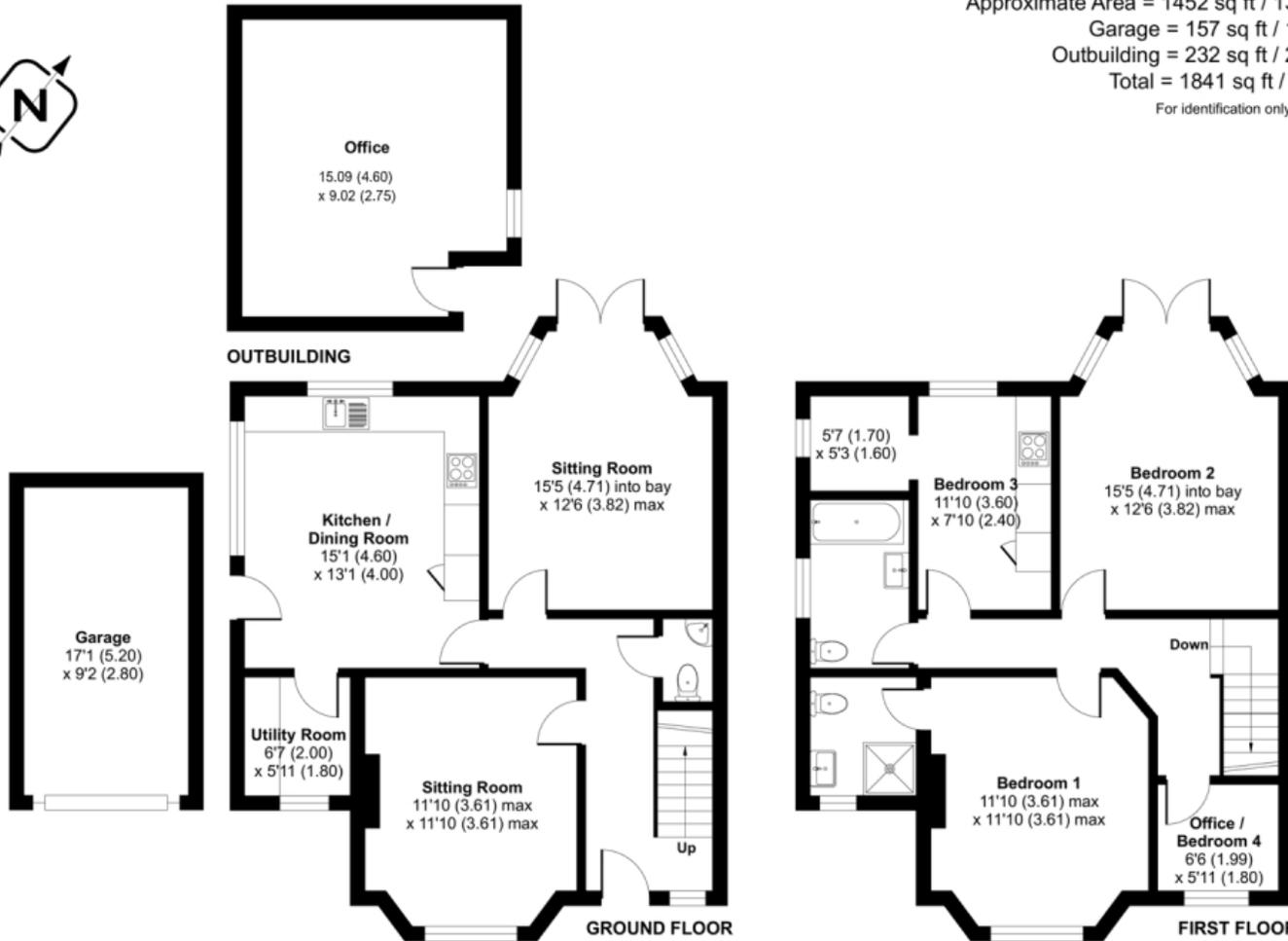


## ACCOMMODATION

Charters are delighted to bring to the market this well-proportioned three double bedrooms and enviably positioned within a quiet side street in the much-requested Upper Shirley district of the city. Living here will see you well served for easy access to many excellent educational facilities, the General Hospital, University, the city centre, the Central railway station and the circa 300 acres of open space on offer at The Common, making it perfect for the whole family. The generously sized and favourably laid out accommodation on the ground floor comprises the welcoming entrance hallway with stairs rising to the first floor and doors leading to the bright and sunny lounge to the front of the home with feature bay window, stripped wooden floorboards and an ornate fire place and a generous sitting room to the rear of the home also with a bay window and log burner and the kitchen dining room which provides the ideal space to sit together as a family over dinner. The ground floor is completed by the useful addition of the utility room and WC. The first floor provides access to the loft space and internal doors to the principal bedroom with en-suite shower room and the two further double bedrooms which are served by the family bathroom. The home benefits from driveway parking and a detached garage to the front and a private and enclosed flat child and pet friendly garden to the rear for all to enjoy when the sun is shining. The garden further benefits from a handy detached home office and storage shed both with power and lighting.



Approximate Area = 1452 sq ft / 134.8 sq m  
 Garage = 157 sq ft / 14.5 sq m  
 Outbuilding = 232 sq ft / 21.5 sq m  
 Total = 1841 sq ft / 171 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	75	77
(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: 1254985

## SITUATION

Upper Shirley is a popular residential area with the Common found close by which offers hundreds of acres of green open space. The mainline railway station is found just off Commercial Road and allows access to London Waterloo while The General Hospital and University campus in Highfield are easily reached. A variety of local shops are found within the vicinity and the city centre includes the West Quay shopping mall with numerous restaurants and the Cinema de Lux. Access points to the M3 and M27 motorways are found at the end of Bassett Avenue and Stoneham Way while the Parkway railway station is found at junction five of the M27 (opposite the international airport) and provides a fast and convenient route to London Waterloo. A variety of schools for all ages are found nearby, including the well regarded independent King Edward VI School.



### **SPECIFICATION**

- Three double bedrooms
- Driveway parking & garage
- Generously sized rear garden with a westerly aspect
- Family bathroom & en-suite shower room
- Two reception rooms & kitchen dining room
- Utility room & ground floor WC

### **LOCAL AUTHORITY**

Southampton City Council  
Council Tax Band D

**ASKING PRICE £550,000**

### **TENURE**

Freehold