



Foundry Lane, Freemantle, Southampton, Hampshire, SO15 3FX



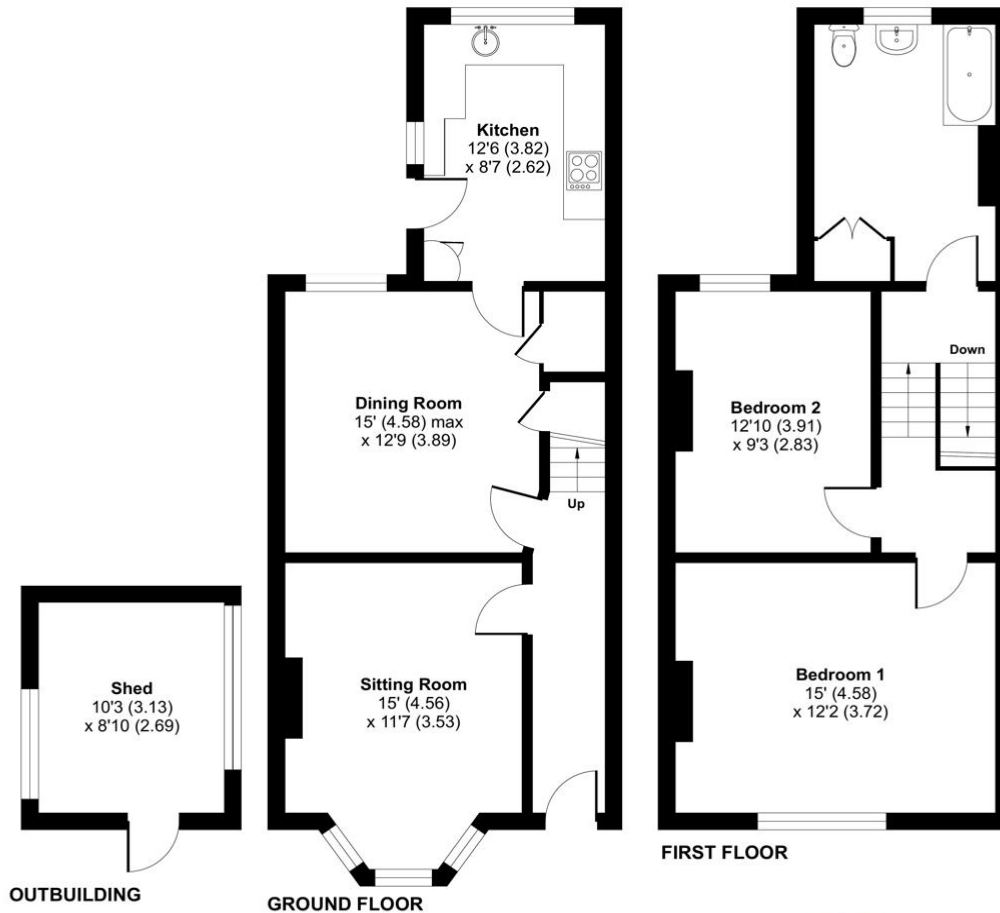


## ACCOMMODATION

This beautifully maintained and tastefully decorated two-double bedroom house is conveniently located within easy reach of nearby schools, shops, Shirley High Street, the bustling city centre, West Quay shopping centre, The Central railway station and the M27 motorway network, making it the ideal family home for all daily amenities. The current owners have created an impressive mix of old and new inside the home, and it is a brilliant example of a 'modern Victorian' house. Full of charm and character features including picture rails, ornate coving, stripped wooden floorboards, and working feature fireplaces, this really is a pretty home, inside and out. The generously sized accommodation comprises a sitting room with a bay window and decorative fireplace. There is a dining room with clever storage space created recently, together with a cottage-style kitchen with terracotta tiled flooring on the ground floor. On the first floor, you will find the two double bedrooms and the larger than average bathroom. There is a low maintenance garden to the rear which also has gated pedestrian access. A truly lovely home with much to admire in such a convenient location.



Approximate Area = 1012 sq ft / 94 sq m  
Outbuilding = 91 sq ft / 8.4 sq m  
Total = 1103 sq ft / 102.4 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		80
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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: 1263086



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## SITUATION

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.





#### **SPECIFICATION**

- Attractive Victorian family home
- Two reception rooms
- Two double bedrooms
- Rear garden and rear pedestrian access
- Open working fireplaces
- Many original features
- In 'ready to move into' condition
- Close to Shirley High Street and town centre

#### **LOCAL AUTHORITY**

Southampton City Council

Council Tax Band B

**ASKING PRICE £285,000**

#### **TENURE**

Leasehold – 999-year lease

No of years remaining – 878

Annual ground rent - £3.97