



Coachmans Copse, Townhill Park, Southampton, Hampshire, SO18 2RQ

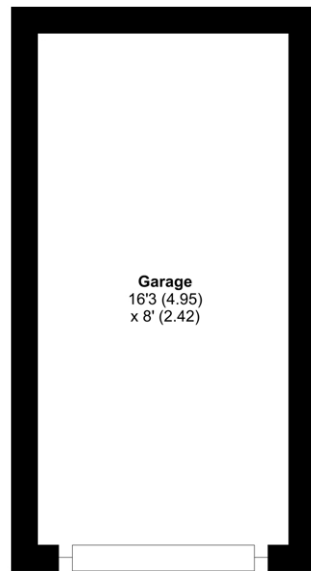


## ACCOMMODATION

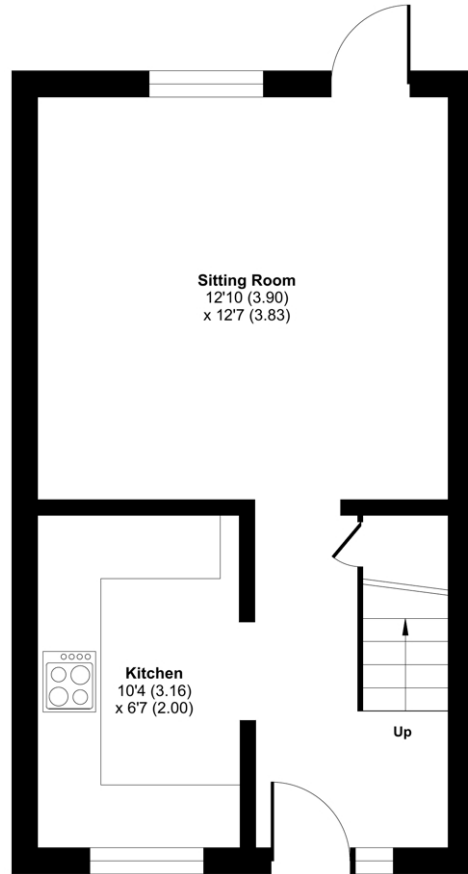
A fantastic two-bedroom house located in Townhill Park that would make a wonderful home for first time buyers or as a buy to let investment. Upon entry, you are greeted by the spacious entrance hallway straight through to the kitchen with space for white goods and plenty of wall and base wooden storage units offering plenty of worktop space. The living and dining room is positioned to the rear with a bright and airy aspect overlooking the rear garden. Upstairs there are two double bedrooms, one of which principal benefitting from built in storage and both are served by the main family three-piece bathroom. Externally is a single garage which can be found to the rear via the back gate. The garden with a patio seating area, a great space to enjoy the afternoon sun with family and friends alike. The property is offered to the market with the benefit of no onward chain.



Approximate Area = 600 sq ft / 55.7 sq m  
 Garage = 130 sq ft / 12.1 sq m  
 Total = 730 sq ft / 67.8 sq m  
 For identification only - Not to scale



**Garage**  
 16'3 (4.95)  
 x 8' (2.42)

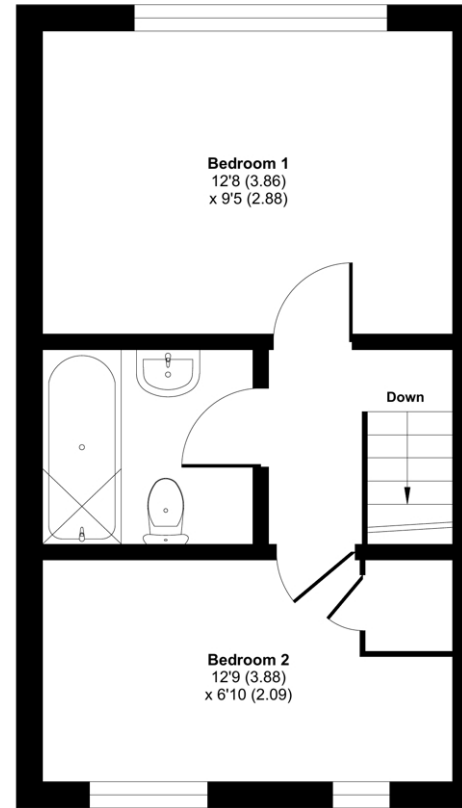


**Sitting Room**  
 12'10 (3.90)  
 x 12'7 (3.83)

**Kitchen**  
 10'4 (3.16)  
 x 6'7 (2.00)

Up

**GROUND FLOOR**




**Bedroom 1**  
 12'8 (3.86)  
 x 9'5 (2.88)

Down

**Bedroom 2**  
 12'9 (3.88)  
 x 6'10 (2.09)

**FIRST FLOOR**

 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: 1251093 

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>90</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>76</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.



#### **SPECIFICATION**

- Two Bedroom Terraced House
- Single Garage
- Great First Time Purchase Or Investment Alike
- Gas Central Heating
- Positioned In Small Cul-De-Sac
- No Forward Chain

#### **LOCAL AUTHORITY**

Southampton City Council  
Council Tax Band B

**GUIDE PRICE £245,000**

#### **TENURE**

Freehold