



Canton Street, Bedford Place, Southampton, Hampshire, SO15 2DH



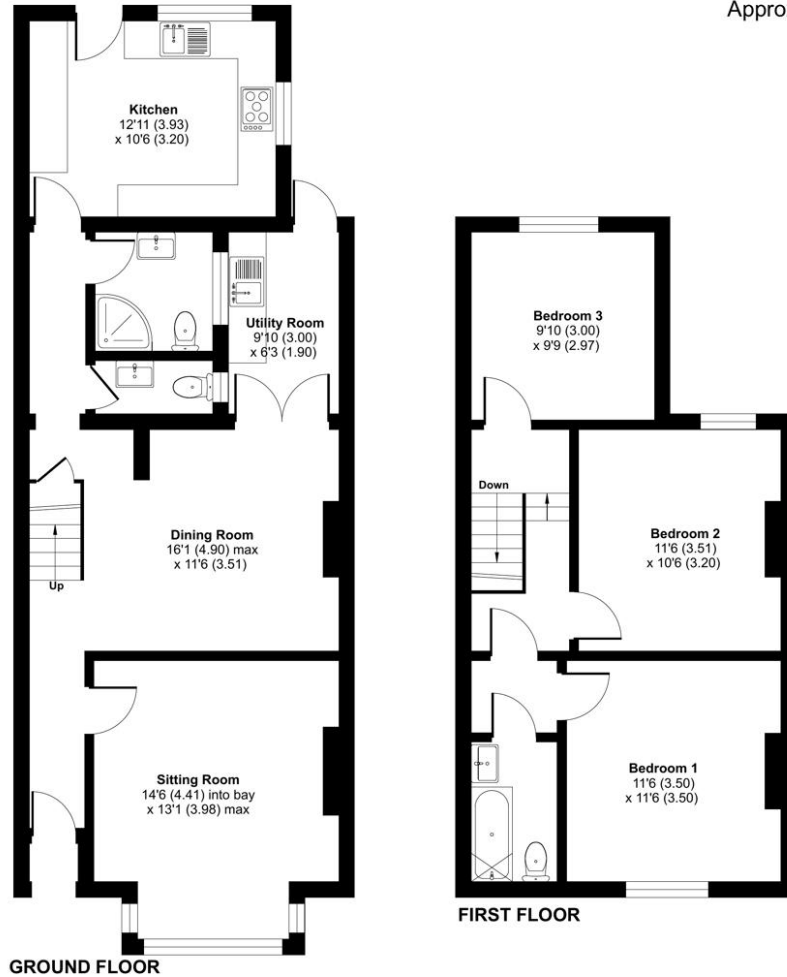


## ACCOMMODATION

The accommodation on offer on the ground floor comprises the welcoming entrance hallway with stairs rising to the first floor and access to the cosy sitting room to the front of the home and the separate dining room. On the ground floor there is also the convenience of a shower room and WC. Towards the rear of the property is the kitchen providing access out to the private and enclosed south facing garden. The first-floor landing provides access to the loft space and internal doors to the three well-proportioned bedrooms all of which are served by the family bathroom. Canton Street offers residents only permit parking along the road making parking in the city centre a little easier and the home benefits from a low maintenance garden to the rear which offers you the ideal space to soak up the sunshine during the summer months.

Approximate Area = 1172 sq ft / 108.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	64	
(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: 1250096



## 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 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**

- Quiet no through road
- Walking distance to the city centre
- Two reception rooms
- Ground floor shower room & first floor bathroom
- Three well-proportioned bedrooms
- South facing rear garden
- Residents permit parking

#### **LOCAL AUTHORITY**

Southampton City Council  
Council Tax Band D

**ASKING PRICE £365,000**

#### **TENURE**

Freehold