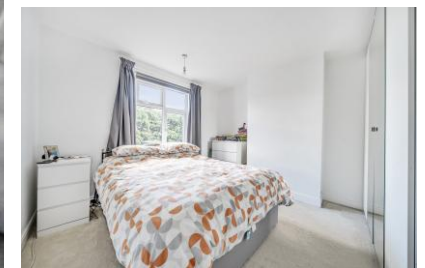




Vinery Gardens, Shirley, Southampton, Hampshire, SO16 6HJ

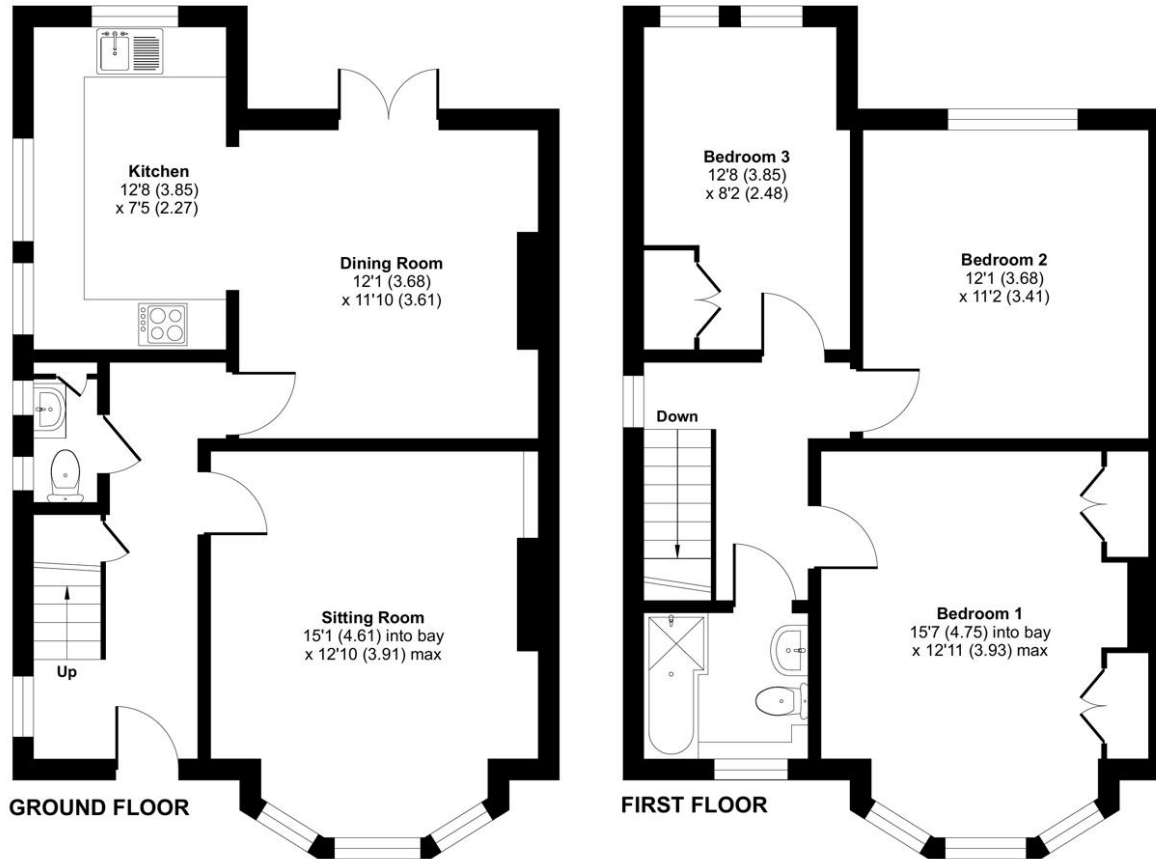


## ACCOMMODATION

This spacious, well-planned 1920s semi-detached family home offers well-proportioned living accommodation in a tucked away position within a quiet no through road. Located in a highly popular area, ideally located for access to The General Hospital, situated opposite St James Park and within easy reach of Shirley High Street, the town centre, the main railway station, access to the M3 & M27 motorway networks, and schooling for all ages this home is offered for sale in excellent condition throughout and is the ideal choice for those looking for a 'turn key home'. The well-proportioned and beautifully presented accommodation on the ground floor comprises a welcoming entrance hallway with stairs rising to the first floor and doors leading through to the sitting room to the front of the home with a feature bay window and a decorative fireplace. A spacious dining area to the rear of the home, with stripped wooden floor boards and overlooking the rear garden, is open plan to the fitted kitchen. A convenient downstairs cloakroom completes the downstairs accommodation. Upstairs, the first-floor landing provides access to the loft space and internal doors to the three double bedrooms all of which are served by the sleek and stylish family bathroom. Externally, there is on street permit parking for residents and to the rear of the home there is private and enclosed garden for all to enjoy the sunshine during the summer months.

Approximate Area = 1080 sq ft / 100.3 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	65	
(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: 1255177

## 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**

- Quiet no through road
- Close proximity to The General Hospital
- Three double bedrooms
- Ground floor cloakroom
- Two reception rooms
- Well-presented throughout
- Generously sized rear garden
- Walking distance to St. James Park

### **LOCAL AUTHORITY**

Southampton City Council  
Council Tax Band C

**ASKING PRICE £400,000**

### **TENURE**

Freehold