



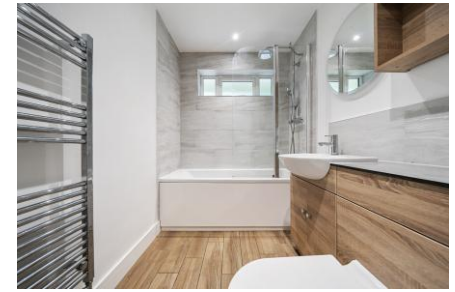
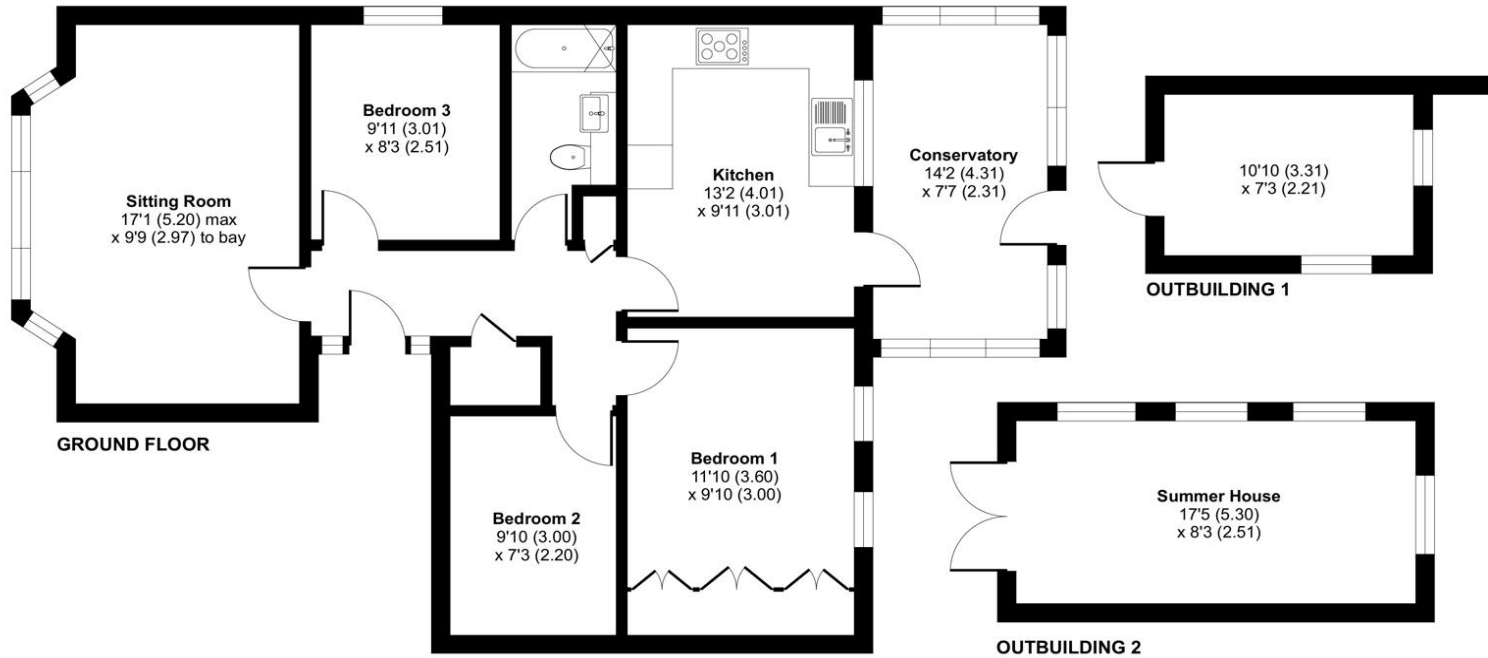


ACCOMMODATION

Charters are delighted to bring to the market this stylish and ready to move into detached bungalow enviably sat upon a generously sized plot providing ample parking for the whole family and a larger than average garden for all to enjoy when the sun is shining. Locally you are well served for access to the General Hospital, schooling for all ages, the M3 & M27 motorway networks, Shirley's busy and bustling high street with many daily amenities, and the vast open spaces on offer at The Sports Centre and The Common making it the ideal setting for the whole family. The well presented and favourably laid out accommodation comprises of the entrance hallway with storage cupboard, airing cupboard and internal doors to the bright and sunny sitting room with large feature bay window. The modern kitchen to the rear of the home which in turn leads to the conservatory, and the three well proportioned bedrooms, all of which are served by the family bathroom. The size of the plot the property enjoys lends itself the opportunity (stpp) for extending should the need arise. The large driveway is complemented by the addition of a detached garage and the rear garden has to be seen to be appreciated and is the ideal space for entertaining family and friends as well as being a safe space for the children and family pets to run around in. The property further benefits from both double glazed and triple glazed windows throughout as well as an EV car charging point.



Approximate Area = 880 sq ft / 81.7 sq m
Outbuildings = 222 sq ft / 20.6 sq m
Total = 1102 sq ft / 102.3 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	60	
(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: 1263900



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

- Close proximity to the general hospital
- Generously sized plot
- Ample driveway parking and garage
- Three bedrooms
- Conservatory
- In ready to move into condition
- Generously sized sitting room with bay window
- Potential for extension stpp

LOCAL AUTHORITY

Southampton City Council
Council Tax Band D

ASKING PRICE £400,000

TENURE

Freehold