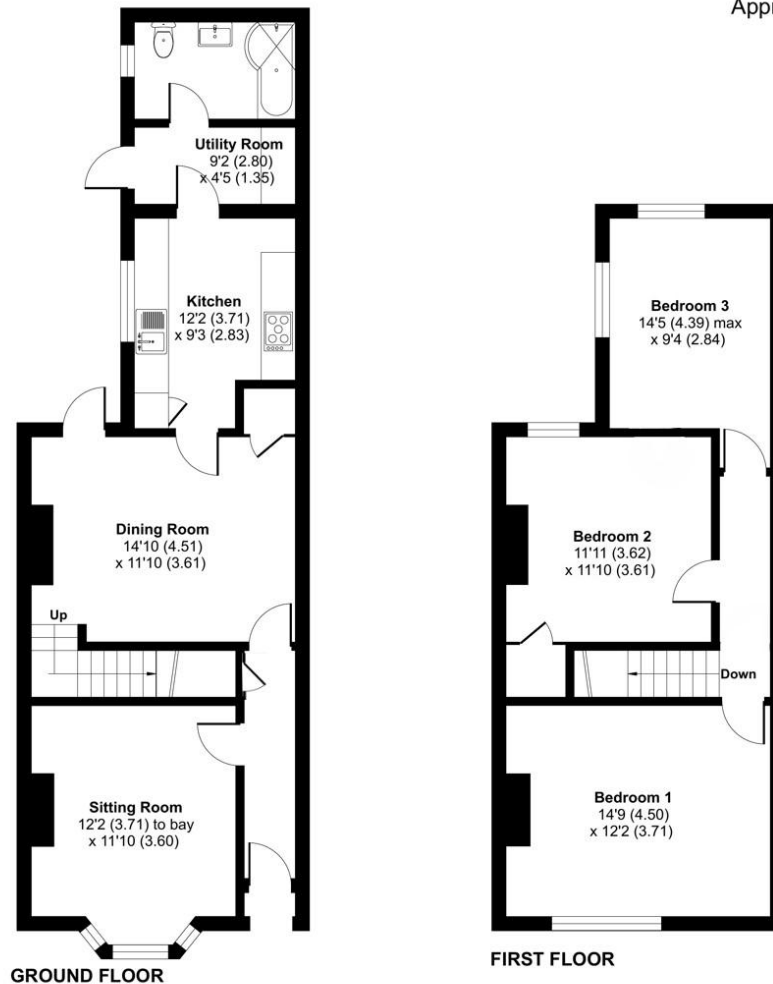






ACCOMMODATION

Charters are delighted to bring to the market this three bedroom semi detached home which is enviably located within close proximity to the University, Portswoods vibrant high street, the city centre, the central railway station and provides excellent access to transport links across the city, the M3 & M27 motorway networks and the airport. The home benefits from a generously sized rear garden and driveway parking for one vehicle to the front. The accommodation on offer on the ground floor comprises the entrance hallway with doors to the sitting room to the front of the home with bay window and the generously sized dining room to the rear of the house with stairs rising to the first floor. There is a sleek and stylish kitchen leading from the dining room which in turn leads to a very useful utility area which provides access to the rear garden and leads to the modern family bathroom. The first floor landing provides access to the loft space and doors to three well proportioned bedrooms. The rear garden offers a safe, private and enclosed space for all to enjoy when the sun is shining.



Approximate Area = 1193 sq ft / 110.8 sq m

For identification only - Not to scale



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 71 | 81 |
| (55-68) | D | | |
| (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: 1264719

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

- Driveway parking
- Three well proportioned bedrooms
- Close proximity to the University
- Two reception rooms
- Generously sized rear garden
- Walking distance to Portswood high street

LOCAL AUTHORITY

Southampton City Council
Council Tax Band B

ASKING PRICE £360,000

TENURE

Freehold