

EVERY  
STEP OF  
THE WAY

PROPERTY GROUP

# Shirley Southampton



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*Terrace Property*

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Every Step of the Way Property Group is thrilled to bring to the market this spacious two bedroom terrace house with the the added benefit of a loft room which is being utilised as a third bedroom. The spacious downstairs living accommodation which is exceptionally light and airy has the added benefit of a conservatory. The property enjoys a landscaped garden and there is rear access to a detached garage and parking. Situated in the popular location of Shirley, within walking distance to Shirley High Street and the General Hospital.

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An entrance hallway leads through to the main living accommodation which includes the sitting room and dining room. The sitting room sits at the front of the property and enjoys a large bay window allowing in plenty of light. The dining area is of a good size and centres onto a feature fireplace, there is a spiral staircase that leads up to the first floor accommodation. Accessed off the dining room is the kitchen. The kitchen has been attractively fitted with white cabinets and wood effect work surfaces and leads through to the conservatory. The conservatory has a seating area and leads out to the garden.

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Upstairs accessed off the landing is the main bathroom, bedroom two, and a door that leads through to an inner hallway to the main bedroom and stairs that lead from the inner hallway to the loft room. The main bedroom is of a good size and benefits from built-in wardrobes. Bedroom two is of double proportion and the main bathroom has the benefit of a roll top free standing bath and there is a separate shower cubicle. The loft room is being utilised as a third double bedroom and has even storage space.





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## Outside

To the front of the property is a small walled front garden which has astro turf and a gate and path that leads up to the main door. The rear garden has brick built planters and has been landscaped with astro turf. Accessed at the rear of the garden is the garage and there is also a parking space adjacent. the parking and garage is accessed from an access road at the rear of the property.

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## Summary of accommodation

**Spacious two bedroom terrace house \* Added benefit of a loft room which is being utilised as a third bedroom \* Spacious downstairs living accommodation which is exceptionally light and airy \* Attractively fitted kitchen that leads through to a conservatory \* All bedrooms of double proportion \* Landscaped rear garden \* Garage and parking \* Excellently placed for access to the general hospital and Shirley centre \* Easy access for the M27 and M3 motorway links \* Mainline railway stations at Southampton Central and Southampton Parkway**


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## General information

**Utilities - Mains water, electric, gas and drainage  
Council tax/Banding - B - Southampton City Council  
EPC rating - D  
Tenure - Leasehold 870 years from 1897  
Ground rent - tbc**

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### **Situation**

**The property is located at the bottom end of Winchester Road. The location is excellently placed for access to the general hospital and Shirley centre. Southampton city centre is within a short drive with its widespread shopping facilities and popular West Quay shopping centre and for the commuter, the M27 and M3 motorway links are within a short drive, along with mainline railway stations at Southampton Central and Southampton Parkway. Southampton Airport is also within a short drive.**

Approximate Gross Internal Area = 104.0 sq m / 1119 sq ft  
(Including Roof Room)



**Ground Floor**

**First Floor**

**Roof Room**

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
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