



**St. James Road, SOUTHAMPTON SO15 5FF**



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## **St. James Road, SOUTHAMPTON**

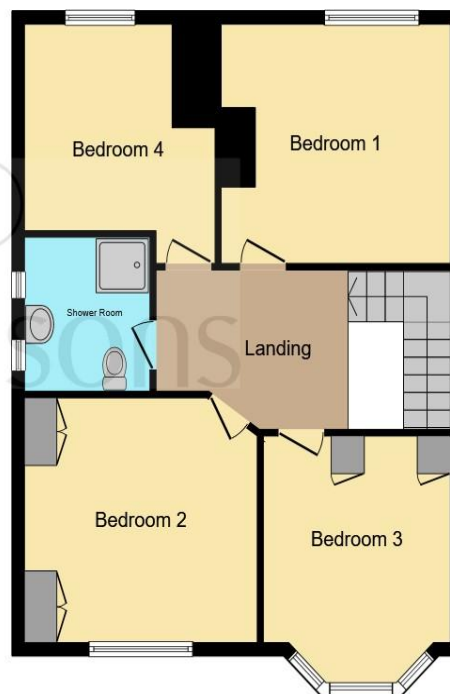
Spacious 4-Bedroom Home with Potential to Modernise – St. James Road, Southampton

Nestled in the heart of St. James Road, this charming four-bedroom property offers generous living space and exciting potential to modernise, making it an ideal opportunity for growing families looking to upsize.





**Ground Floor**



**First Floor**

## **Porch**

## **Hall**

17' 3" x 10' 7" max ( 5.26m x 3.23m max )

## **Lounge**

15' 7" max into bay x 12' 11" max ( 4.75m max into bay x 3.94m max )

## **Dining Room**

12' 9" max x 10' 6" ( 3.89m max x 3.20m )

## **Kitchen**

13' 6" x 10' 8" max ( 4.11m x 3.25m max )

## **Utility Room**

11' 3" x 3' 6" ( 3.43m x 1.07m )

## **Toilet**

## **Conservatory**

11' 7" x 11' 7" ( 3.53m x 3.53m )

## **Landing**

## **Bedroom 1**

13' 5" x 12' 10" max into alcove ( 4.09m x 3.91m max into alcove )

## **Bedroom 2**

10' 6" max x 12' 8" max ( 3.20m max x 3.86m max )

## **Bedroom 3**

13' max into bay x 12' 3" ( 3.96m max into bay x 3.73m )

## **Bedroom 4**

11' 9" max x 10' 8" max ( 3.58m max x

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## **St. James Road, SOUTHAMPTON**

- Four Bedroom Detached Home with Potential to Modernise
- Sought After Location of Upper Shirley
- Driveway Parking for Four Vehicles
- New Heat Pump
- Two Separate Reception Rooms & Conservatory

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

# £525,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/SOU117510](https://fox-and-sons.co.uk/Property/SOU117510)



Property Ref:  
SOU117510 - 0005

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