



St. James Road, SOUTHAMPTON SO15 5FF

welcome to

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

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

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)

welcome to

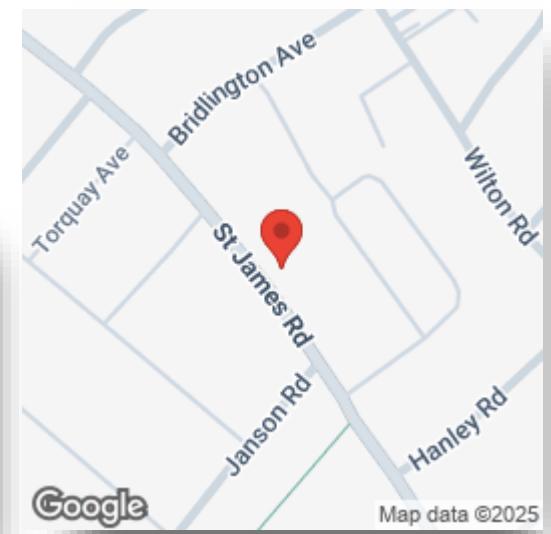
St. James Road, SOUTHAMPTON

- 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



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