

BEALS

The Independent Estate Agents & Surveyors

Est. 1995



Norham Avenue
Shirley
Southampton
SO16 6PS

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KEY FEATURES:

- › EXTENDED THREE BEDROOM DETACHED HOUSE
- › HIGHLY SOUGHT-AFTER AREA
- › FANTASTIC SIZE AND CONDITION THROUGHOUT
- › CLOSE TO LOCAL AMENITIES AND GENERAL HOSPITAL
- › TWO RECEPTION ROOMS
- › KITCHEN/BREAKFAST ROOM
- › DRIVEWAY PARKING



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INTRODUCTION

This beautifully presented and extended three bedroom detached family home comes to the market in the sought after area of Shirley which is close to St James Park, the General Hospital and Shirley high street, Making this a prime and sort after position. The property is a great size throughout and benefits from a Lounge, modern extended kitchen/Breakfast room, Extended Dining room and Cloakroom all on the ground floor and three good sized bedroom and great sized modern four piece family bathroom on the first. On the outside, the property benefits from driv away parking and garden to the front and a landscaped rear garden with a block paved patio and Barbecue area with a brick built storage shed. This really is a must see property so call now to book your viewing.

INTERNALLY

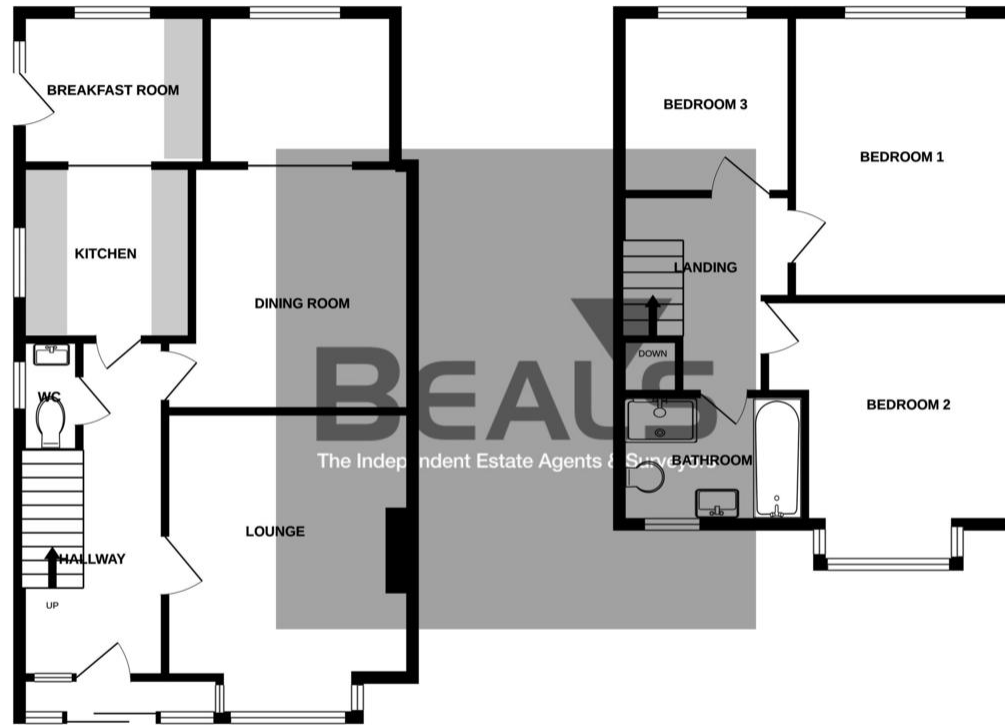
You enter the property through the porch which has a double glazed window to the front aspect and a door that leads into the hallway which in turn has doors to the Lounge, Kitchen/Breakfast room, Cloakroom and Dining room and stairs that lead up to the first floor. The lounge is to the front and has a large double glazed bay window to the front aspect that floods in lots of natural light. The dining room is to the rear and has been extended, so is now a very good size and has a double glazed window to the rear aspect that overlooks the garden. The kitchen is to the rear of the property and is dual aspect with double glazed windows to the side and rear aspects and a door that leads out to the garden, It has been fitted with a modern range of light Oak base and eye level units, granite effect worktops with inset stainless steel sink and tiled splash backs, There is a stainless steel mid height double oven and gas hob with built in extractor over, integrated tall fridge freezer and spaces for a washing machine and tumble dryer. The cloakroom is under the stairs and has a double glazed



window to the side aspect and has been fitted with a modern white suite comprising low level W/C and wall hung wash hand basin with complimentary tiled splash backs. As you head upstairs you will find the master bedroom and bedroom three to the rear which have a double glazed windows to the rear aspect which overlook the rear garden, while bedroom two is to the front and has a double glazed bay window to the front aspect. The bathroom is alongside this and has been fitted with a modern white four piece suite comprising of a bath, separate double walk in shower cubicle with chrome mixer bar shower over, low level top flush W/C, Vanity unit with inset sink and complimentary tiling to the walls and floor.

EXTERNALLY

The front of the property is enclosed by dwarf wall with gates that open up onto the driveway and a get giving side access to the rear garden, The rest has been mainly laid to lawn with flower and shrub borders. The rear garden is enclosed by Wall and wood panel fencing and has been landscaped with a block paved patio area with a brick built storage shed with double glazing which could be converted for other uses. The rest has been laid to lawn with decorative pathway and steps up to the rear of the property.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION

Situated in Shirley this property offers easy access to Southampton General Hospital and the popular shopping area of Shirley High Street which benefits from a range of chain stores including Sainsbury's, Iceland, Wilkinson's, Lidl and a number independent retailers. There is a range of public transport on offer including rail travel from Southampton Central Station and Millbrook train station. The M3 can be accessed through Winchester Road and Basset Avenue and the M27 can be accessed via Millbrook Road, leading onto the M271. Southampton is an historic port city on England's south coast which offers a range of shopping and leisure facilities including Ocean Village, West Quay, the Cultural Quarter, Mayflower Theatre and the Civic Centre including the Titanic M useum.

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OFFER CHECK PROCEDURE

If you are considering making an offer on this property, our clients will require confirmation of your status. We have therefore adopted an offer check procedure which involves our Financial Adviser verifying your position. To enable our compliance with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we shall require two forms of identification, one showing proof of name, the other showing proof of address. This will be required before any sale can commence.

CONVEYANCING REFERRAL SERVICES

Beal's refer Conveyancing Services to Move With Us Limited who have a panel of solicitors to instruct. Beal's will only be paid a referral fee upon sign up and completion of any conveyancing services. The average revenue per referral is 384 made of Completion fees, Incentives, DC/JS Extras, Search commission and ID commission. It is your decision whether you choose to deal with Move With Us Limited and the solicitor they instruct.

CONTACT US

Shirley Office

TELEPHONE

023 8070 4321

EMAIL

shirley@beals.co.uk

ADDRESS

343 Shirley Road, Southampton, Hampshire, SO15 3JD



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.