

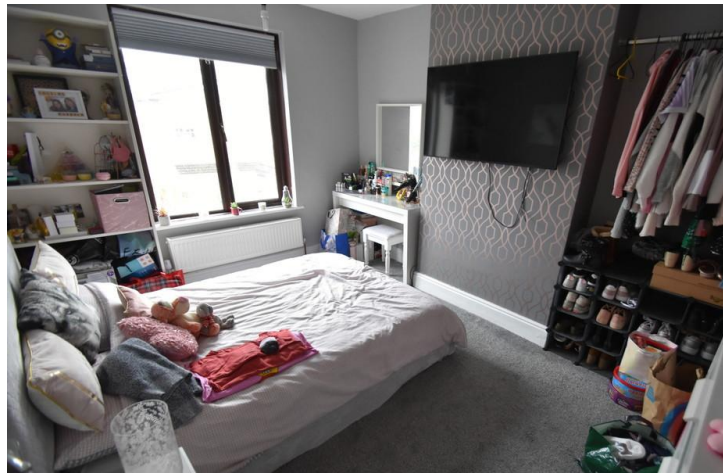


Regents Park Road
Regents Park
Southampton
SO15 8PD

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KEY FEATURES:

- › EXTENDED THREE BEDROOM HOUSE
- › FANTASTIC SIZE AND CONDITION THROUGHOUT
- › BEAUTIFUL KITCHEN/DINER/FAMILY ROOM
- › RECENTLY REFURBISHED THROUGHOUT
- › HIGHLY SOUGHT AFTER ROAD AND AREA
- › DRIVEWAY PARKING FOR NUMEROUS CARS
- › GARDEN WITH BBQ AREA



BEALS
The Independent Estate Agents & Surveyors
Est. 1995

INTRODUCTION

This beautifully presented Three bedroom semi detached family home comes to the market in the sought after area of Regents park which is close to local amenities and just a short distance from Shirley high street. The property has been lovingly refurbished throughout to a very high standard by its current owner and offers an open plan 23ft Kitchen/diner/Family room with doors that open up into the landscaped garden, Lounge and Cloakroom all on the ground floor and three good sized bedrooms and Modern Bathroom on the first. On the outside, the property benefits from driveway parking for numerous cars and a landscaped rear garden with a good sized raised decking/BBQ area. This really is a must see property so call now to book your viewing.

INTERNALLY

As you enter the property you are greeted by a light and bright hallway which has doors to both the Lounge, Cloakroom and Kitchen/Diner/Family room, and stairs that lead up to the first floor with built in cupboard. The lounge is to the front and has a large feature double glazed bay window to the front aspect and a feature fireplace with wood surround and inset gas fire. The Kitchen/Diner/Family room is to the rear of the property and is dual aspect with a double glazed window to both the rear and side aspects as well as French doors that lead out to the decking area and garden. It has been fitted with a modern range of dove grey base and eye level handle less units, White Quartz worktops with inset stainless steel sink. There is an integrated dishwasher and spaces for a range style cooker, washing machine and tall fridge freezer. The cloakroom is alongside this and has been fitted with a modern two piece suite comprising of a low level W/C and a wall hung wash hand basin with tiled splash backs. As you head upstairs you will find the good sized master bedroom to the front which has a double glazed bay window to the front aspect, The family Bathroom is alongside this and again has a double glazed frosted window to the front aspect and has been fitted with a modern white suite comprising of a p shaped bath with chrome mixer shower over, a white vanity unit with storage cupboard and inset sink and a back to wall toilet and complimentary tiling to the walls and a vinyl floor. Both bedrooms two and three are at the rear of the property and have windows to the rear aspect that overlook the landscaped rear garden.



EXTERNALLY

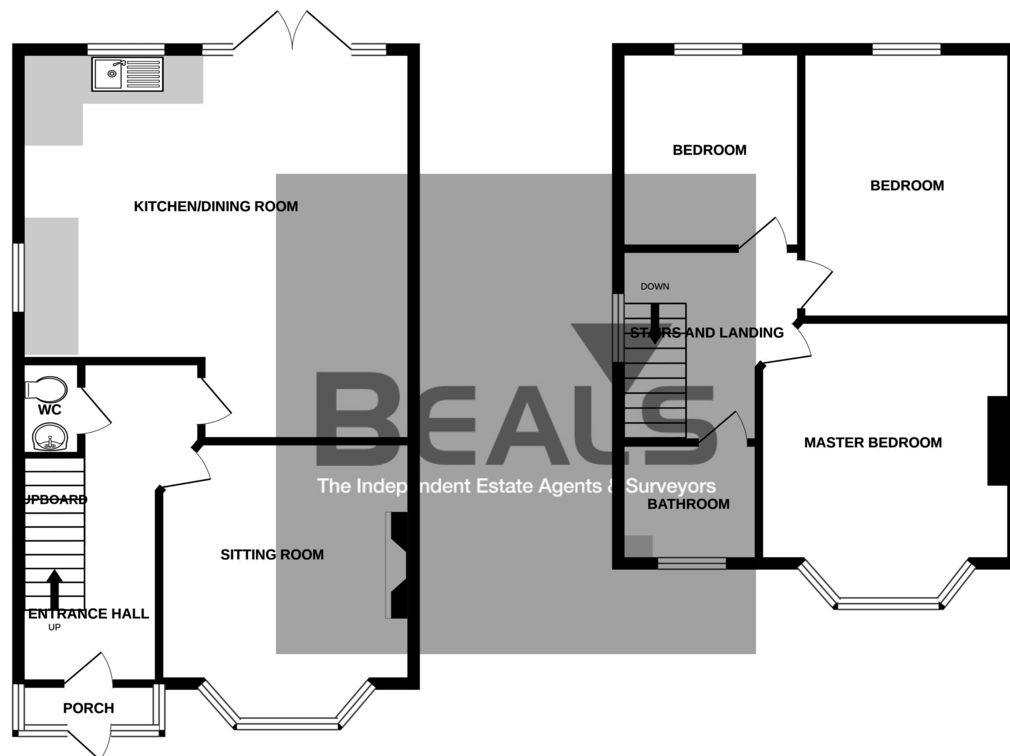
The front of the property is enclosed by a dwarf wall with an opening onto the driveway which gives off road parking for numerous cars and a side gate giving access to the rear garden. The rear garden is enclosed by wood panel fencing and has been landscaped with a raised decking/BBQ area. The rest has been mainly laid to patio with a raised border.

LOCATION

Situated in Regents Park this property offers easy access to 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 Bassett 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 Museum.

GROUND FLOOR

1ST FLOOR



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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HALLWAY**LOUNGE**

16'00" x 12'03" (4.88m x 3.73m)

KITCHEN/DINER/FAMILY ROOM

23'00" x 17'09" (7.01m x 5.41m)

CLOAKROOM

03'08" x 03'01" (1.12m x 0.94m)

BEDROOM ONE

16'00" x 12'03" (4.88m x 3.73m)

BEDROOM TWO

13'00" x 09'10" (3.96m x 3m)

BEDROOM THREE

09'09" x 08'03" (2.97m x 2.51m)

BATHROOM

06'04" x 06'00" (1.93m x 1.83m)

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.

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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.

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