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## 59 Wilton Road, Upper Shirley, Southampton, SO15 5JL 3 bedrooms £375,000 Freehold

**DESCRIPTION**  
Offered for sale with no forward chain, this period semi detached property is located in the popular Upper Shirley district. The property itself has been recently redecorated and is now offered for sale in good decorative order throughout. The accommodation comprises; entrance hall, bay fronted sitting room, separate dining room, fitted kitchen, to the first floor there are three bedrooms and family bathroom. Externally there is a block paved driveway which offers off road parking and a well proportioned private rear garden with the benefit of a south westerly aspect. Further benefits include double glazing with some double glazed sash windows and gas central heating.

**LOCATION**  
Wilton Road is situated in the ever popular Upper Shirley residential area of Southampton and is conveniently located for educational needs with a variety of schooling nearby including King Edward VI independent school and Taunton Sixth Form College. Recreational facilities are well catered for locally with Southampton Common and the Sports Centre nearby. There is a wide range of shopping facilities in Southampton City Centre as well as excellent travel connections with the M3 and M27 Motorways easily accessed nearby. Southampton boasts a mainline railway station giving easy access to London Waterloo and more local independent shopping can be found in Winchester Road, Bedford Place and Shirley High Street.



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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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### ENTRANCE HALL:

Coving to textured ceiling. Radiator. Stairs to first floor. Under stairs storage cupboard. Doors to all rooms.

### SITTING ROOM 12' 8" (3.87m) x 10' 1" (3.07m):

Double glazed bay window to front aspect. Period coving to smooth ceiling. Radiator. Feature fireplace.

### DINING ROOM 10' 1" (3.08m) x 9' 3" (2.82m):

Double glazed window to rear aspect. Coving to textured ceiling. Radiator. Fitted cupboards and shelving built into chimney recesses.

### KITCHEN 13' 1" (4.00m) x 8' 10" (2.69m):

Double glazed French doors opening onto rear garden. Double glazed window to side aspect. Coving to textured ceiling. Single drainer sink unit with mixer tap and cupboard under. A range of matching eye level and base mounted units with roll top work surface over. Built in oven with fitted four ring induction hob and extractor over. Breakfast bar. Radiator. Wall mounted boiler. Space and plumbing for washer/dryer and dishwasher. Space for fridge/freezer.

### FIRST FLOOR LANDING:

Coving to textured ceiling. Loft hatch. Doors to all rooms.

### BEDROOM ONE 14' 7" (4.45m) x 10' 1" (3.07m):

Double glazed bay window to front aspect. Coving to textured ceiling. Radiator.

### BEDROOM TWO 10' 1" (3.08m) x 9' 3" (2.82m):

Double glazed window to rear aspect. Coving to textured ceiling. Airing cupboard housing hot water tank. Fitted cupboard. Radiator.

### BEDROOM THREE 8' 11" (2.72m) x 7' 4" (2.23m):

Double glazed window to rear aspect. Coving to textured ceiling. Radiator.

### BATHROOM:

Double glazed obscure glass window to side aspect. Coving to textured ceiling. Panel enclosed bath with shower over, low level flush w.c. and pedestal wash basin. Heated towel rail. Part tiled walls. Laminate flooring.

### OUTSIDE:

The front garden has a driveway laid to block paviour. Pedestrian access to the rear. Path to main entrance door.

The rear garden is fully enclosed and has the benefit of a south westerly aspect. There is a paved patio seating area. Outside tap. The remainder of the garden is principally laid to lawn.

### COUNCIL TAX:

**Southampton City Council**  
BAND: C  
CHARGE: £1,917.33  
YEAR: 2024/2025

### REFERENCE

S8346/SD/310124/D1

### SERVICES

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by Pearsons.

### VIEWING

Please telephone Pearsons to arrange a mutually convenient appointment to view this property.

### DIRECTIONS

From Pearsons Offices in London Road proceed into Carlton Crescent, turning right at the end. Continue to the traffic lights, turning left onto Archers Road. Proceed to the traffic lights at the junction with Hill Lane, turn right onto Hill Lane. Continue to the mini roundabout, turn left onto Wilton Road where the property can be found on the left hand side as indicated by a Pearsons for sale board.