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ESTABLISHED 1900

023 8023 3288

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## 97a Bellemoor Road, Upper Shirley, Southampton, SO15 7QW

### 3 bedrooms £415,000 Freehold

#### DESCRIPTION

Offered for sale with no forward chain, this detached period property is located in the heart of Upper Shirley. The property itself is in need of updating and the accommodation comprises entrance porch, entrance hall, sitting room, separate dining room, kitchen, cloakroom, three bedrooms, shower room and separate wc. A particular feature of the property is the good sized south west facing rear garden. Further benefits include, double glazing, gas central heating and off road parking.

#### LOCATION

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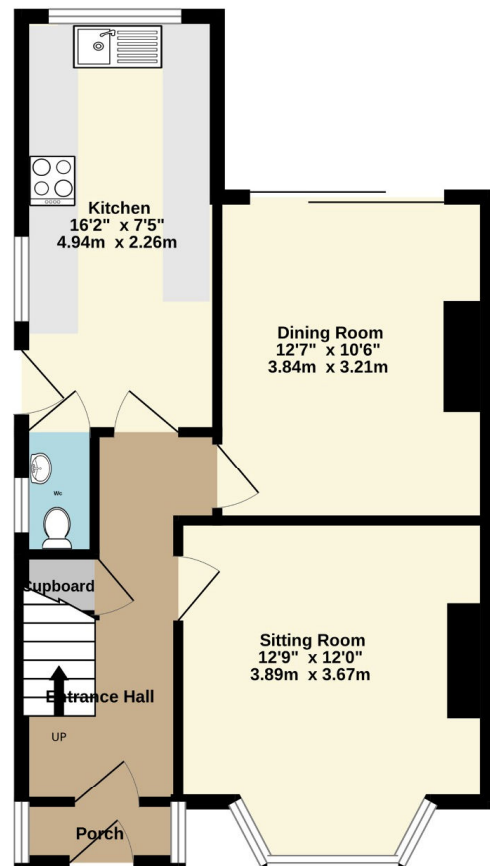
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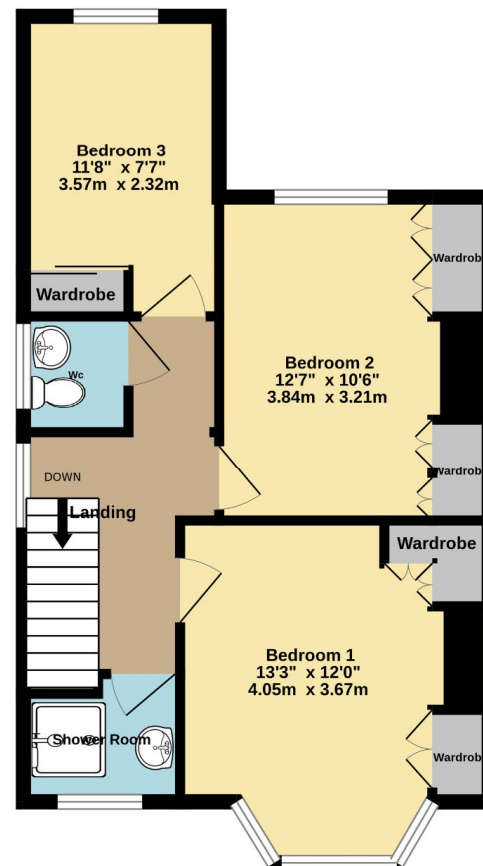


97a Bellemoor Road, Upper Shirley, Southampton, SO15 7QW

Ground Floor



1st Floor



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**ENTRANCE PORCH:**

Double glazed windows to front and side aspect. Tiled flooring. Door to:-

**ENTRANCE HALL:**

Obscure glass window to front aspect. Coving to textured ceiling. Radiator. Stairs to first floor. Under stairs storage cupboard. Doors to all rooms.

**SITTING ROOM 12' 9" (3.89m) x 12' (3.67m):**

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

**DINING ROOM 12' 7" (3.84m) x 10' 6" (3.21m):**

Double glazed patio doors opening onto rear garden. Coving. Radiator.

**KITCHEN 16' 2" (4.94m) x 7' 5" (2.26m):**

Double glazed windows to side and rear aspects. 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. Space and plumbing for washing machine. Built-in oven with fitted four ring gas hob and extractor over. Space for fridge/freezer. Wall mounted boiler. Door to rear garden. Door to:-

**CLOAKROOM:**

Double glazed obscure glass window to side aspect. Wash basin and low level flush w.c.

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**OUTSIDE:**

The front garden is enclosed by a low brick wall with established shrub borders. There is a block paved driveway allowing off road parking for one vehicle. Gated pedestrian access to the rear garden.

The rear garden is fully enclosed and has the benefit of a southerly aspect. The garden is principally laid to lawn with established flower and shrub borders. Paved patio seating area. Greenhouse. Outside tap.

**COUNCIL TAX:**

**Southampton City Council**

BAND: D

CHARGE: £2,156.99

YEAR: 2024/2025

**REFERENCE**

S8466/SD/260624/D2

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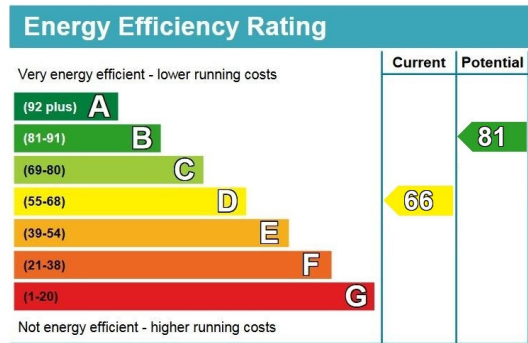
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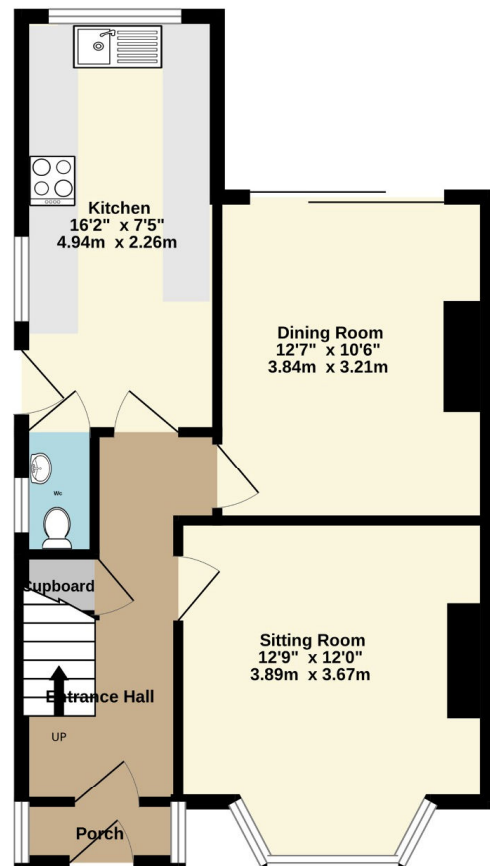
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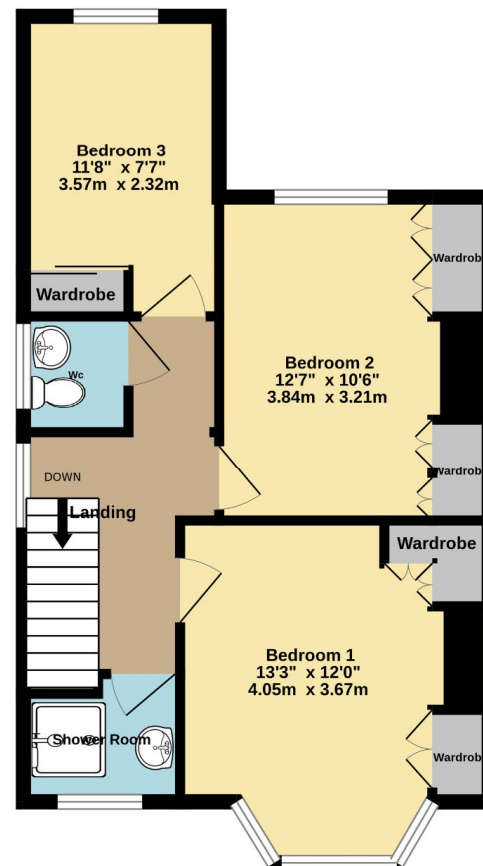


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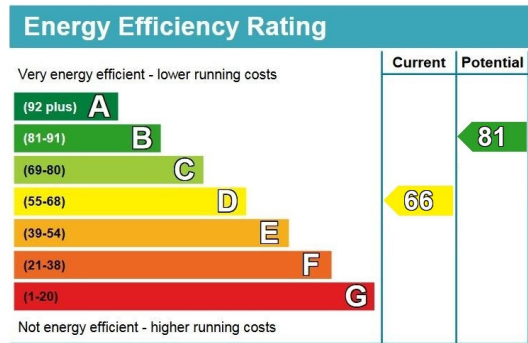
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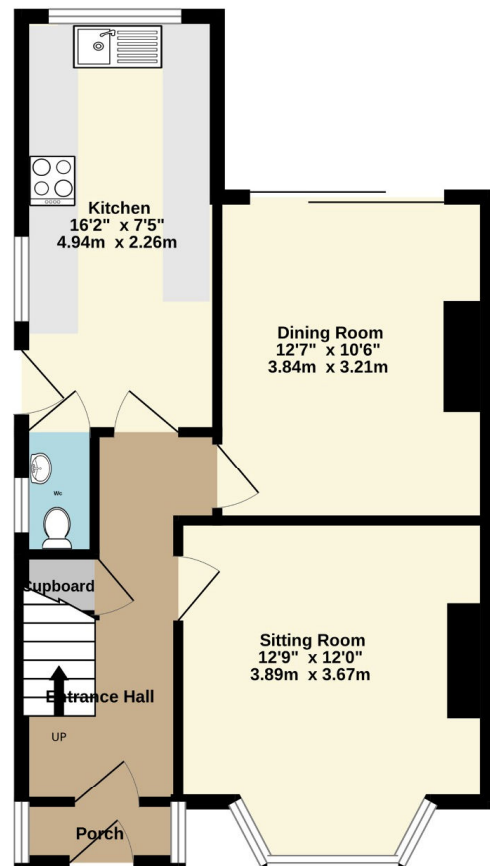
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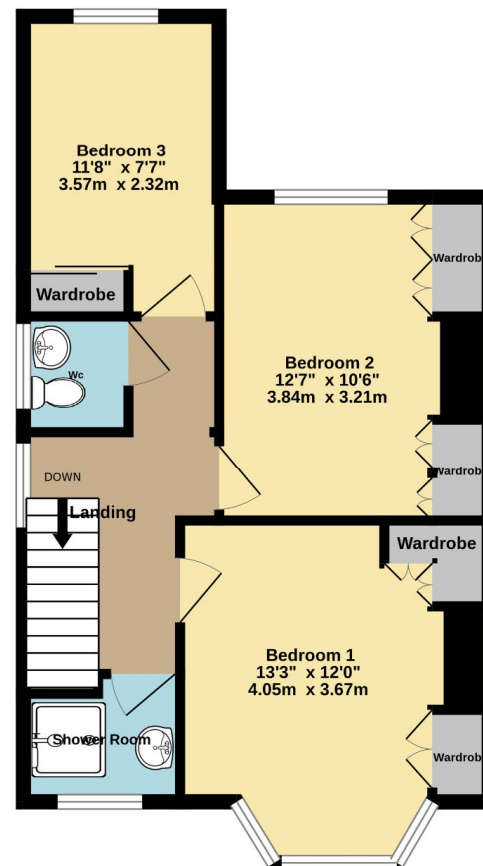


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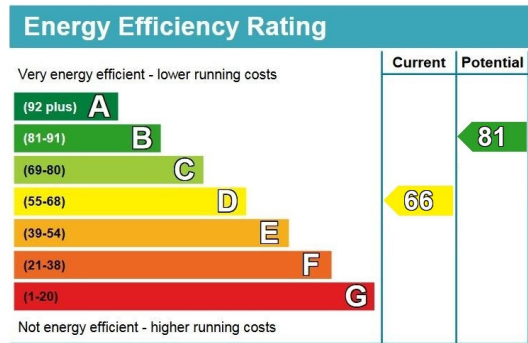
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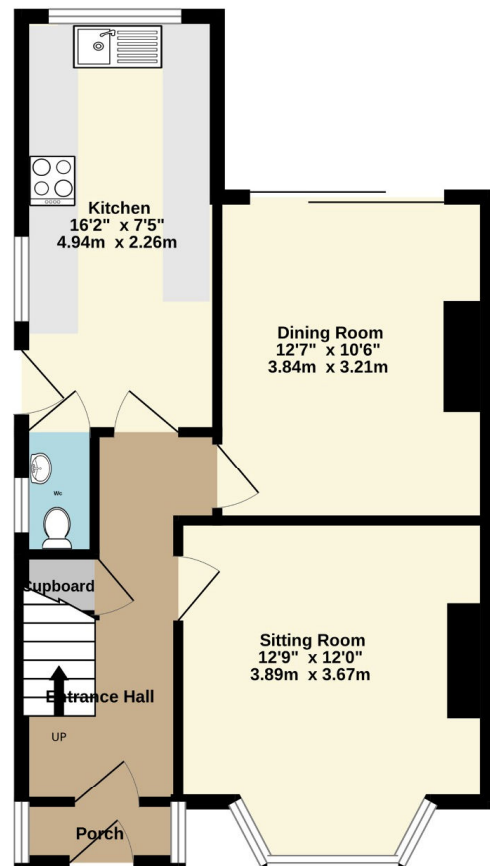
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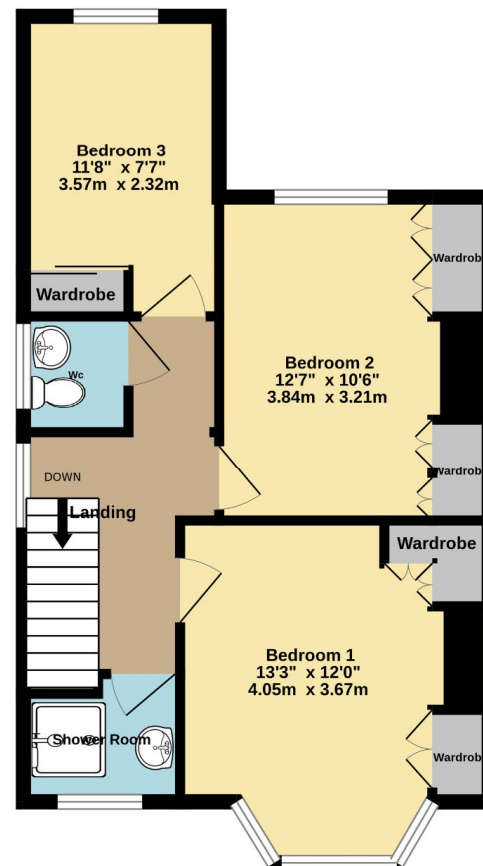


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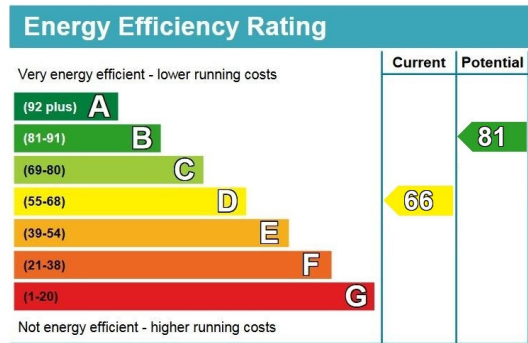
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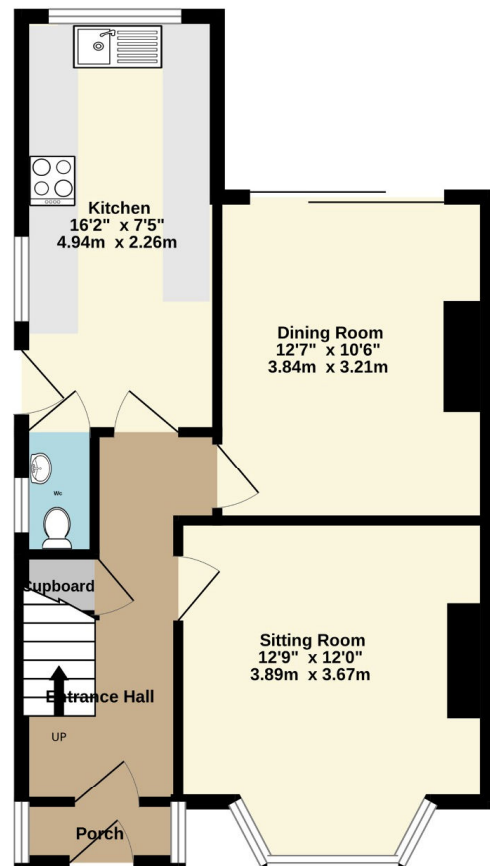
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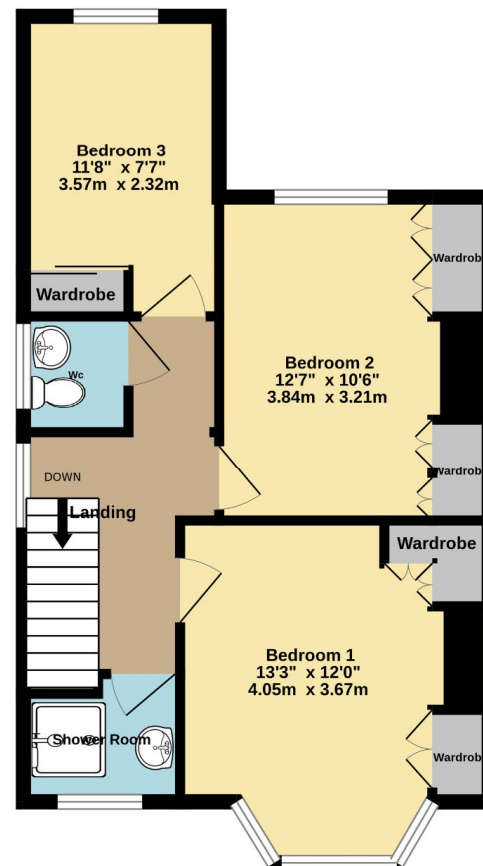


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S8466/SD/260624/D2

**SERVICES**

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

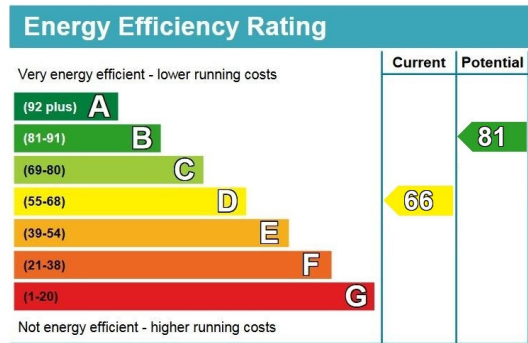
**VIEWING**

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

**DIRECTIONS**

From Pearsons Offices in London Road proceed into The Avenue, turning left onto Archers Road. Continue to the end of the road, turning right at the traffic lights onto Hill Lane. Continue for some distance over the mini roundabout, taking the left turning after the traffic lights onto Bellemoor Road where number 97a can be found on the left hand side as indicated by a Pearsons for sale board.





Pearsons Southern Ltd believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.



ESTABLISHED 1900

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## 97a Bellemoor Road, Upper Shirley, Southampton, SO15 7QW

### 3 bedrooms £415,000 Freehold

#### DESCRIPTION

Offered for sale with no forward chain, this detached period property is located in the heart of Upper Shirley. The property itself is in need of updating and the accommodation comprises entrance porch, entrance hall, sitting room, separate dining room, kitchen, cloakroom, three bedrooms, shower room and separate wc. A particular feature of the property is the good sized south west facing rear garden. Further benefits include, double glazing, gas central heating and off road parking.

#### LOCATION

Bellemoor Road is situated in Upper Shirley which remains one of the city's most desirable residential areas. The property is conveniently located for educational needs with a variety of schooling nearby including King Edward VI Independent School and Tauntons Sixth Form College. Shirley Infants and Junior Schools and Upper Shirley High School are also located within reach on Bellemoor Road itself. Recreational facilities are well catered for locally with Southampton Common which offers over 300 acres of parkland and is located adjacent to the entrance of Bellemoor Road. There is a wide range of shopping facilities in the area with Sainsburys local at the top of Hill Lane, Marks and Spencer Food Hall on Winchester Road and a Tesco Superstore on Tebourba Way. Southampton city centre is within reach as are the M27 and M3 motorway links. Southampton central train station offers easy access to London Waterloo and can be located at the bottom of Hill Lane.

Offices: Andover – Bishops Waltham – Clanfield – Denmead – Fareham – Havant – Hythe  
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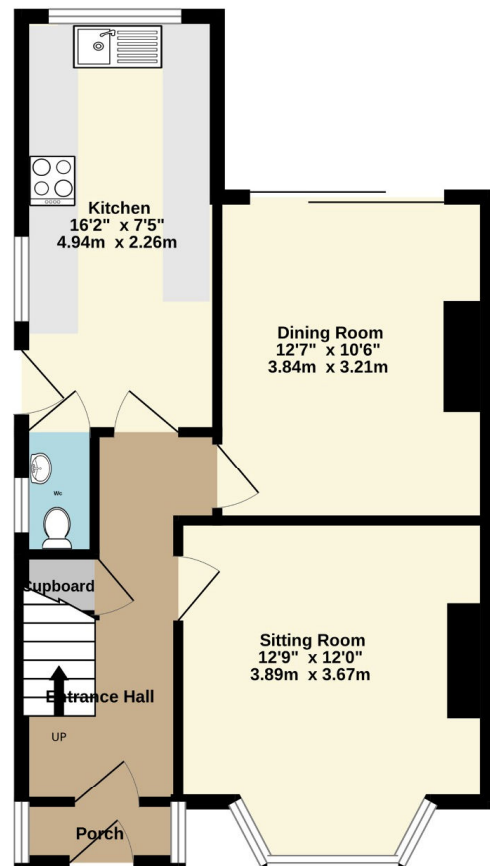
Pearsons Estate Agents 58-60 London Road, Southampton, SO15 2AH



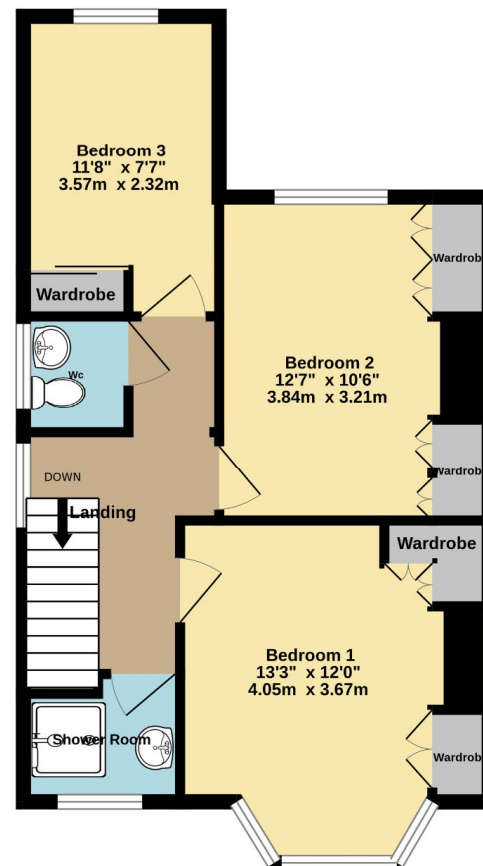


97a Bellemoor Road, Upper Shirley, Southampton, SO15 7QW

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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**ENTRANCE PORCH:**

Double glazed windows to front and side aspect. Tiled flooring. Door to:-

**ENTRANCE HALL:**

Obscure glass window to front aspect. Coving to textured ceiling. Radiator. Stairs to first floor. Under stairs storage cupboard. Doors to all rooms.

**SITTING ROOM 12' 9" (3.89m) x 12' (3.67m):**

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

**DINING ROOM 12' 7" (3.84m) x 10' 6" (3.21m):**

Double glazed patio doors opening onto rear garden. Coving. Radiator.

**KITCHEN 16' 2" (4.94m) x 7' 5" (2.26m):**

Double glazed windows to side and rear aspects. 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. Space and plumbing for washing machine. Built-in oven with fitted four ring gas hob and extractor over. Space for fridge/freezer. Wall mounted boiler. Door to rear garden. Door to:-

**CLOAKROOM:**

Double glazed obscure glass window to side aspect. Wash basin and low level flush w.c.

**FIRST FLOOR LANDING:**

Double glazed window to side aspect. Coving. Loft hatch. Doors to all rooms.

**BEDROOM ONE 13' 3" (4.05m) x 12' (3.67m):**

Double glazed bay window to front aspect. Radiator. Fitted wardrobes.

**BEDROOM TWO 12' 7" (3.84m) x 10' 6" (3.21m):**

Double glazed window to rear aspect. Radiator. Fitted wardrobes.

**BEDROOM THREE 11' 8" (3.57m) x 7' 7" (2.32m):**

Double glazed window to rear aspect. Fitted wardrobe and airing cupboard.

**SHOWER ROOM:**

Double glazed obscure glass window to front aspect. Tiled shower cubicle and wash basin. Radiator.

**SEPARATE W.C.:**

Obscure glass window to side aspect. Wash basin and low level flush w.c.

**OUTSIDE:**

The front garden is enclosed by a low brick wall with established shrub borders. There is a block paved driveway allowing off road parking for one vehicle. Gated pedestrian access to the rear garden.

The rear garden is fully enclosed and has the benefit of a southerly aspect. The garden is principally laid to lawn with established flower and shrub borders. Paved patio seating area. Greenhouse. Outside tap.

**COUNCIL TAX:**

**Southampton City Council**

BAND: D

CHARGE: £2,156.99

YEAR: 2024/2025

**REFERENCE**

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