





PEARSONS

ESTABLISHED 1900

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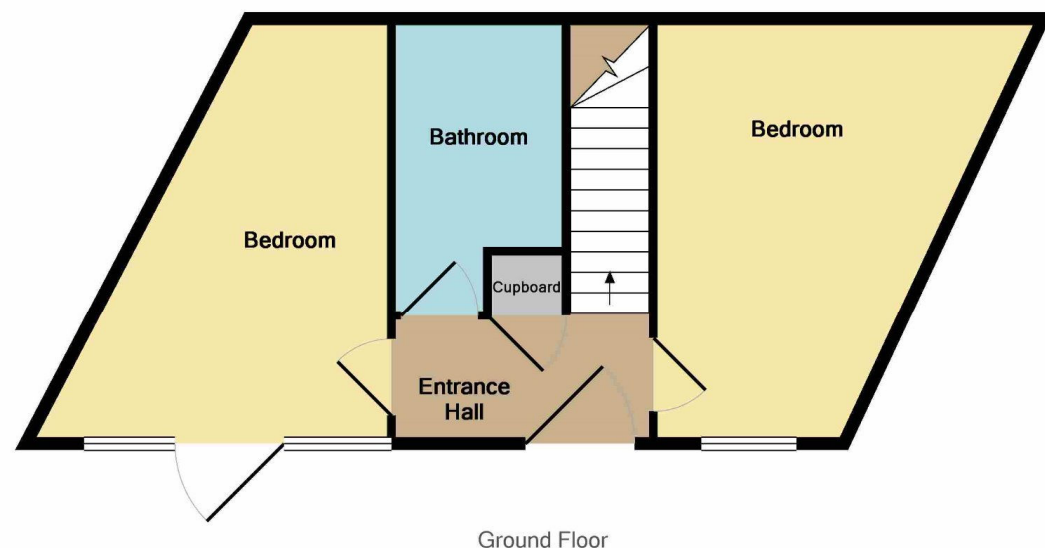


The Muse, 12b Henstead Road, Southampton, Hampshire,
SO15 2DD
2 bedrooms £290,000 Freehold

DESCRIPTION
A superb opportunity to acquire a highly individual property located in central Southampton with the advantage of its own private garden and parking. The current owners have replaced the central heating boiler in June 2024 and the property is presented in good decorative order. The welcoming reception hallway affords access to two ground floor double bedrooms both of which have the advantage of built-in furniture. In addition a contemporary bathroom can also be found on the ground floor with natural light provided by a sun tunnel. On the first floor can be found open plan style accommodation which includes a well equipped kitchen with built-in appliances to include an oven, hob and dishwasher as well as access to a walk-on balcony. The living area has a light and airy environment owing to the wealth of natural light provided by velux style windows as well as double doors which lead onto a further balcony and centres around a wood burner as a focal point. Externally the property continues to impress with a well maintained and thoughtfully landscaped garden with raised patio area. Garden kitchen. Mature established plantings providing an interesting and varied landscaped area. Due to the highly individual nature and unique design early viewings are recommended from interested parties.

LOCATION
Henstead Road is located just off Bedford Place which is arguably one of the City's finest and most popular areas, being conveniently situated within the City and adjacent to the varied and interesting shopping facilities. The Mainline Railway Station and all other local amenities are within easy reach.

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Made with Metropix ©2018

ENTRANCE HALL

Double glazed entrance door. Tiled flooring. Smooth plastered ceiling with recessed lighting. Built-in utility cupboard with space and plumbing for automatic washing machine. Stairs rising to first floor landing. Access to both bedrooms.

BEDROOM ONE

Double width wardrobe cupboards. Additional services cupboard. Two wall light points. Recessed shelving. Double glazed Georgian style sash window and double glazed door leading to garden.

BEDROOM TWO

Double glazed window to front elevation. Built-in wardrobe cupboard and under stairs storage area. Double glazed Georgian style sash window to front elevation.

BATHROOM

A modern three piece suite comprising: space saving bath with separate thermostatic shower over, low level w.c. and wall hung hand basin. Smooth plastered ceiling with recessed halogen lighting. Extractor fan. Chrome finish heated towel rail. Sun tunnel providing additional natural light.

FIRST FLOOR LANDING

LOBBY AREA

Glass brick windows providing natural light and open plan to living area and kitchen.

LIVING AREA

Double glazed, double doors leading to balcony. Tiled flooring. Velux style double glazed windows. Wood burner with tiled surround. Smooth plastered ceiling. Two wall light points.

KITCHEN AREA

A contemporary range of units with worktop surfaces over. Integrated one and a half bowl stainless steel sink with swan neck mixer tap fitting. Splash backs to work surfaces. Built-in oven with electric hob and stainless steel finish chimney style extractor hood over. Three wall light points. Suitable space and plinth for fridge/freezer. Further wall light points. Double glazed, double doors leading to walk on balcony. Built-in corner cupboard with central heating boiler and additional pantry style cupboard over stairs with built-in shelving. Integrated fridge/freezer. Integrated wine rack and pull out bin drawer.

OUTSIDE

The property benefits from its own private garden which is accessed via shared area with timber gates and fencing to the perimeter and enclosed by brick walling with raised patio area and established and mature plantings providing an interesting landscaped area. Outside lighting. Private parking space to the front elevation.

COUNCIL TAX

Southampton City Council

BAND: C

CHARGE: £2,014.61

YEAR: 2025/2026

REFERENCE

S8658/LT/140525/D1

SERVICES

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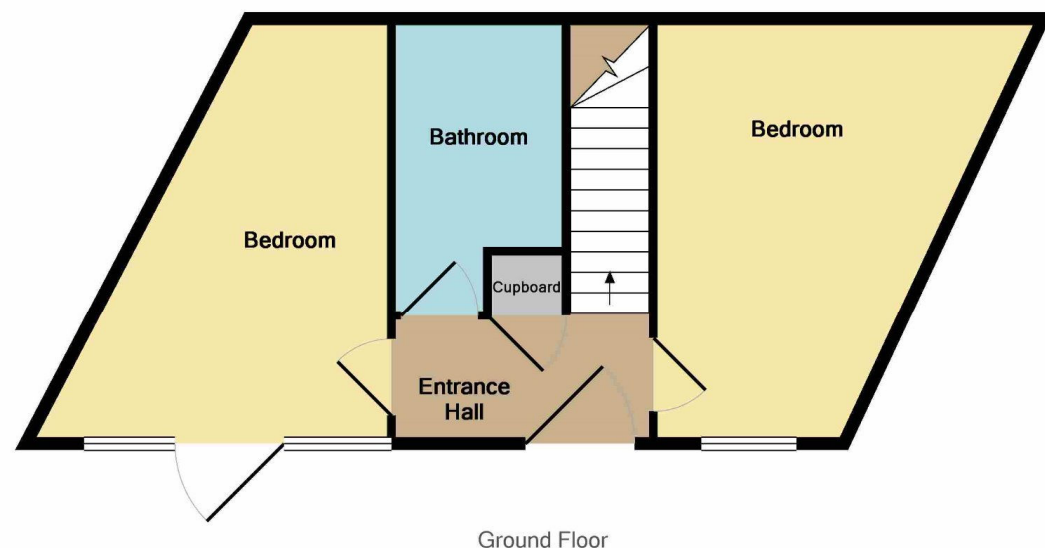
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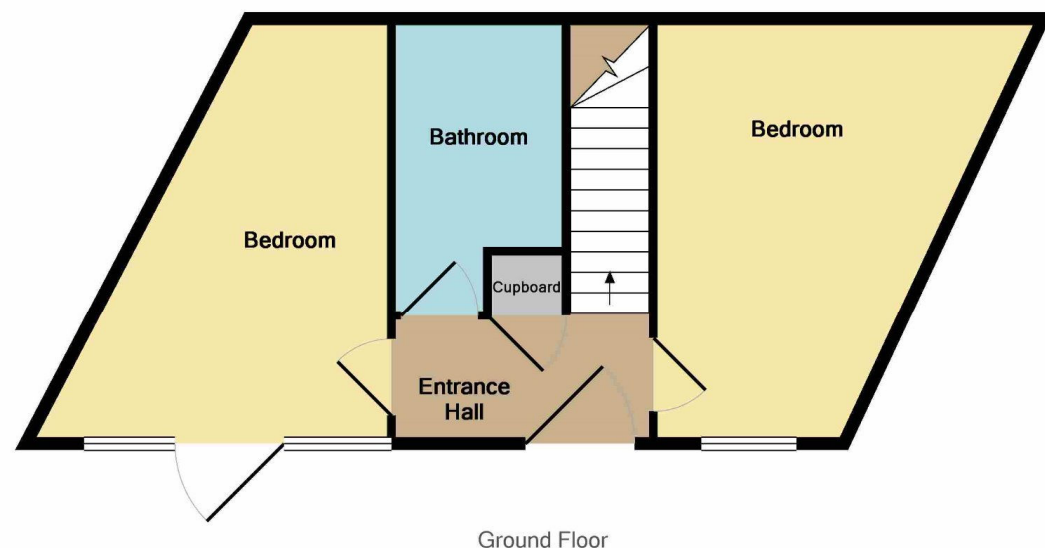
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Energy Efficiency Rating

Very energy efficient - lower running costs

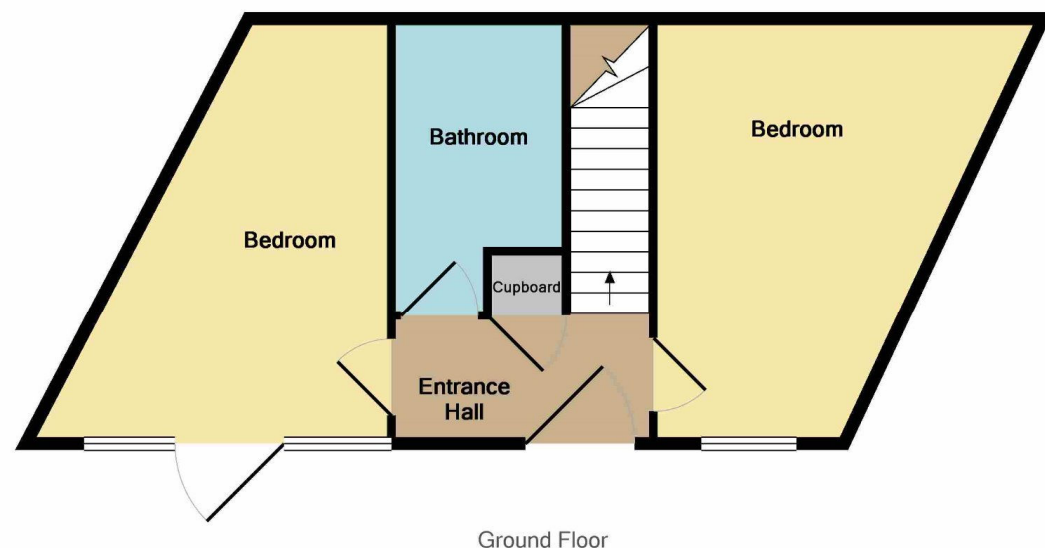
(92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G

Not energy efficient - higher running costs

Current	Potential
75	89

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

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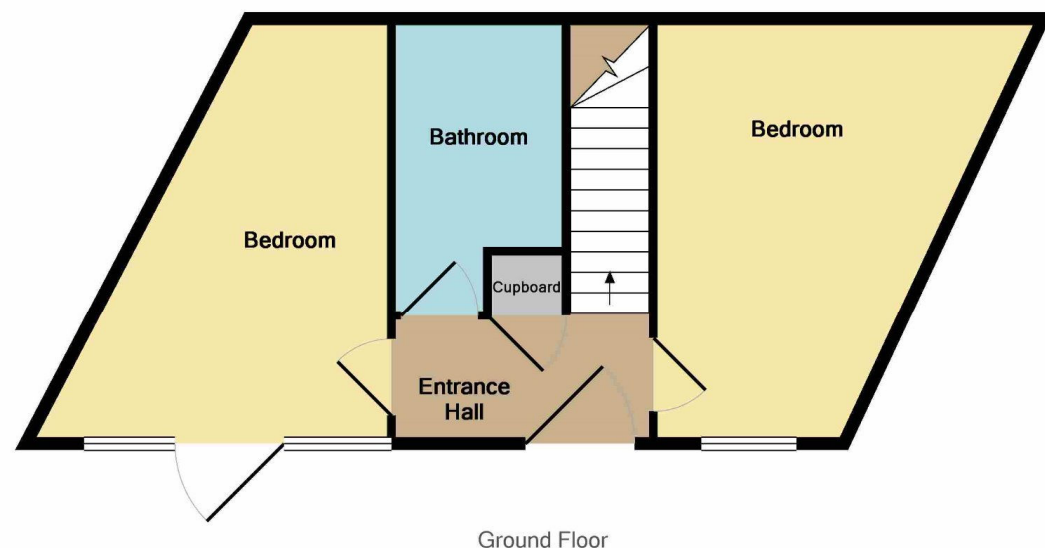
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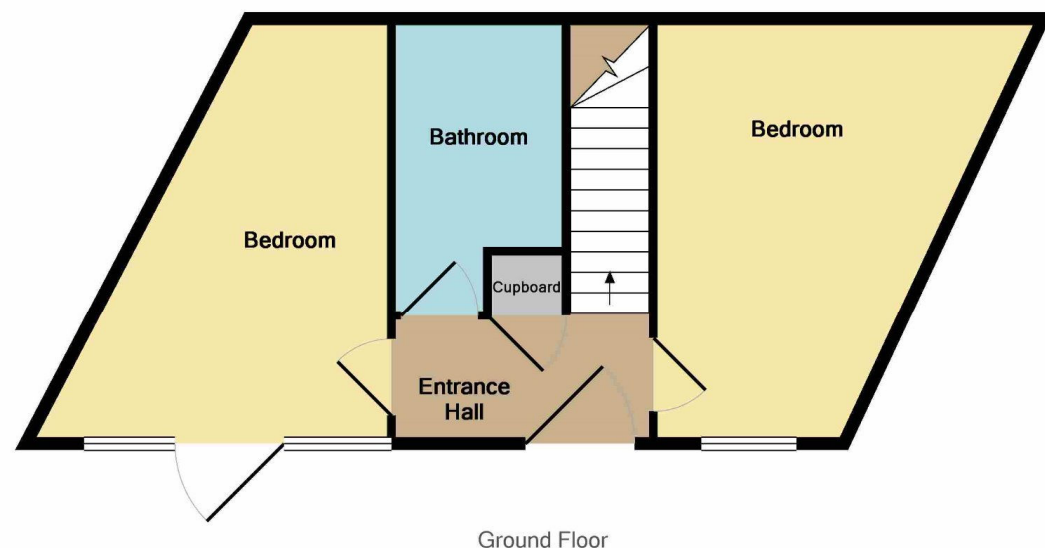
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