18 Court Royal Mews | £425,000

Southampton, SO15 2TU

Henshaw Fox

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Southampton, SO15 2TU

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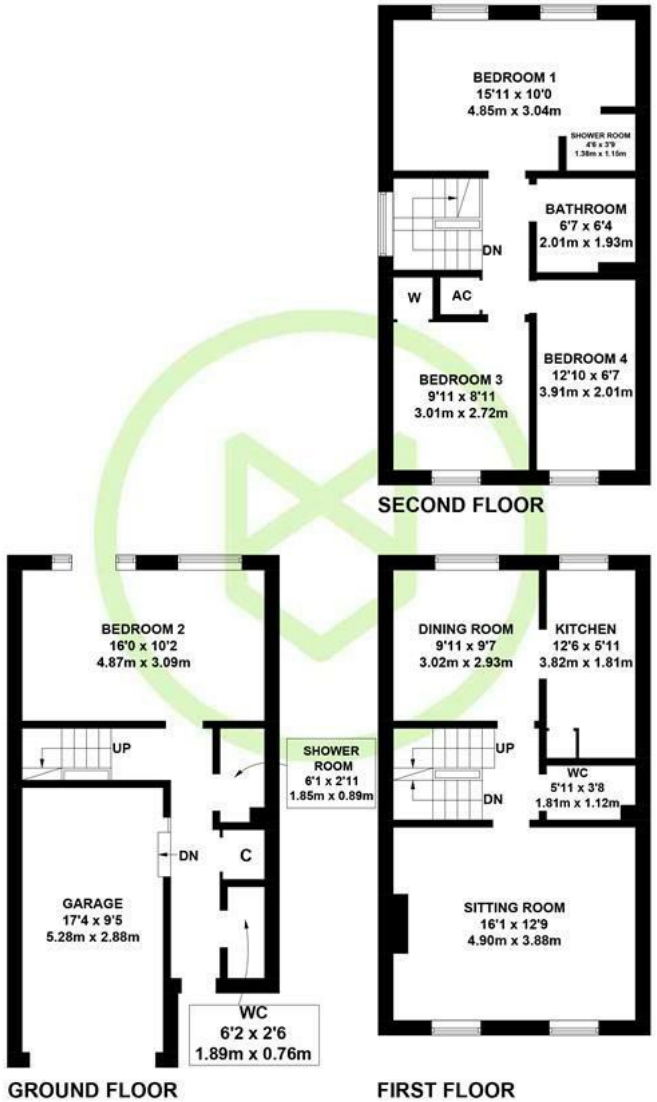

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 481 SQ FT / 44.7 SQ M (INCLUDING GARAGE)
FIRST FLOOR = 480 SQ FT / 44.6 SQ M
SECOND FLOOR = 480 SQ FT / 44.6 SQ M
TOTAL = 1441 SQ FT / 133.9 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1276420)

Summary

This attractive and characterful town house is offered to the market for the first time since its construction in 1988 with no onward chain. Conveniently situated in the highly sought after Banister Park residential area on the Northern fringes of the City of Southampton with the leafy Common nearby the accommodation is typical of a townhouse with generously proportioned rooms throughout. Offering scope to modernise there are up to four spacious bedrooms are available, with a double bedroom/reception, shower room and cloakroom on the ground floor as well as the integral garage. The living area on the first floor comprises a sitting room, dining room and kitchen with the second floor hosting three further bedrooms and a family bathroom. Off road parking is available on the driveway, with further visitor parking available. The enclosed and child friendly rear garden is perfect to relax or entertain.

Features

- An attractive and characterful three storey townhouse
- Conveniently situated within easy reach of the town centre and the common
- Up to four generous bedrooms with an en-suite shower to bedroom one
- Generous sitting room and separate dining room
- Fitted kitchen and utility
- Off road parking and integral garage
- Enclosed and child friendly rear garden
- Additional visitor parking opposite
- Offering scope for modernisation
- No onward chain

EPC Rating

Energy Efficiency Rating
Current D
Potential C

18, Court Royal Mews,
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Ground Floor
The part glazed front door opens into the welcoming entrance hall which provides access to a cloakroom with wash basin & wc, utility cupboard with plumbing for a washing machine and a separate shower room. A secure inner door accesses the integral garage with up and over door. Bedroom two/reception is a spacious double room at the rear of the property overlooking the enclosed rear garden via glazed French doors to a patio seating area.

First Floor
The generous sitting room overlooks the front aspect via feature arched windows creating a bright and airy space with an ornamental fireplace as a focal point to the room. The dining room offers ample space for a family dining table and chairs and flows into the adjoining kitchen via an open arch. The fitted kitchen offers a range of wall and base units with contrasting worksurfaces and inset sink and drainer. Integrated appliances include a single oven with four burner gas hob and filter hood over, fridge freezer and dishwasher.

Second Floor
The landing area provides access to the loft space via a hatch and hosts the shelved airing cupboard with immersion tank. Bedroom one is a generous double room with ample space for freestanding furniture and boasts an en-suite shower room and wash basin. Bedrooms three and four are well proportioned with a built in wardrobe to bedroom two. The immaculate family bathroom comprises a panelled bath with shower attachment, wash basin and wc.

Parking
Off road parking is available on the driveway fronting the integral garage with access in to the house via an internal door. Additional visitor parking is available on a central parking area opposite.

Outside
A secure side gate accesses the enclosed and child friendly rear garden with a patio seating area which abuts the rear of the property. A shaped lawn is flanked by well stocked borders, planted with a variety of established plants and shrubs.

Location
Court Royal Mews is conveniently situated with in the highly sought after residential area of Banister Park, a short distance from the Common offering an impressive recreational outdoor space which regularly hosts events. Easy access to commuter links include Southampton Central Station with a direct line to London Waterloo and the M3 & M27 motorway. An abundance of bars and restaurants can be found at Bedford Place and London Road with extensive shopping in the city centre including West Quay shopping centre. Excellent local schooling for all ages can be found nearby.

Anti Money Laundering
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.? We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Sellers Position
No onward chain

Heating
Gas fired central heating

Infants & Junior School
St Marks C of E Primary School

Secondary School
Upper Shirley High School

Council Tax
Band E - Southampton City Council

Disclaimer Property Details
These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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