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C

# St. James Road, Southampton

## Offers In Excess Of £500,000



This substantial four bedroom Victorian semi-detached property is brimming with character and is conveniently situated in the residential area of Shirley. This property offers stunning original architecture whilst also providing you with a welcoming homely feel.

Upon entering the home you will be met with an impressive brightly lit hallway, and leading off here you will enter the stunning family room, featuring a bay window and a stylish fireplace.

Following from this you will then find the property's captivating dining area, this area offers plenty of space for family gatherings to enjoy, you will also find double French doors leading out to a walk way towards the rear garden, perfectly designed for al fresco entertaining.

As you proceed through, you will be met with a charming well-proportioned kitchen area, with a delightful sun-lit conservatory to the rear, through here is where you can enter the property's lovely rear garden that features both a lawn and patio all perfect for friends and family to enjoy.

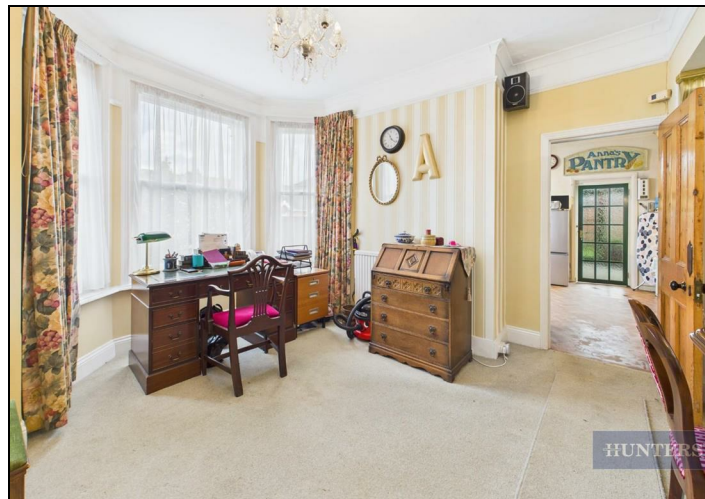
On the first floor are four well-proportioned bedrooms, all with natural light beaming in, and three of them feature built in storage spaces. On this floor is also a large family bathroom.

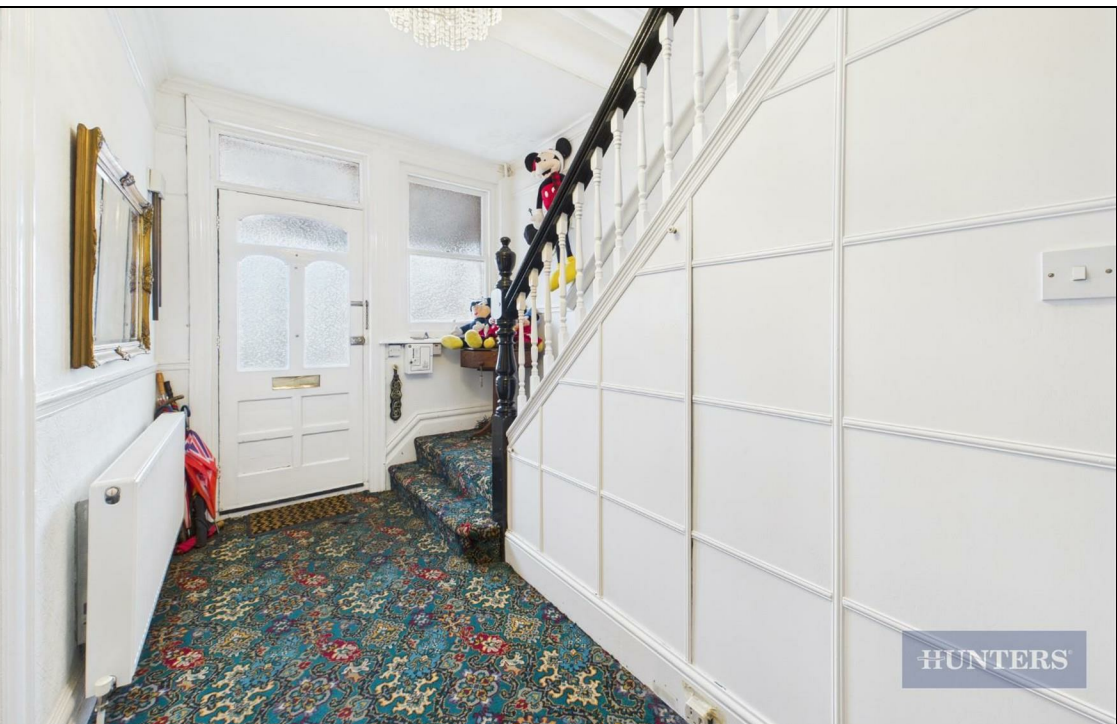
To impress further there is the double garage to the rear of the property; providing off-road parking and storage space.

With excellent local amenities and transport links nearby and shops, coffee shop & pharmacy opposite, an early viewing is highly recommended to truly appreciate the spacious accommodation and fantastic potential opportunity that is unique property has to offer.

## KEY FEATURES

- Semi-detached Victorian House
  - Four-bedrooms
  - Double garage
  - Dining area
- Rear garden with patio space
  - Rear conservatory
  - Ample storage spaces
  - Ground floor W/C
  - Off-road parking
- Potential for improvement









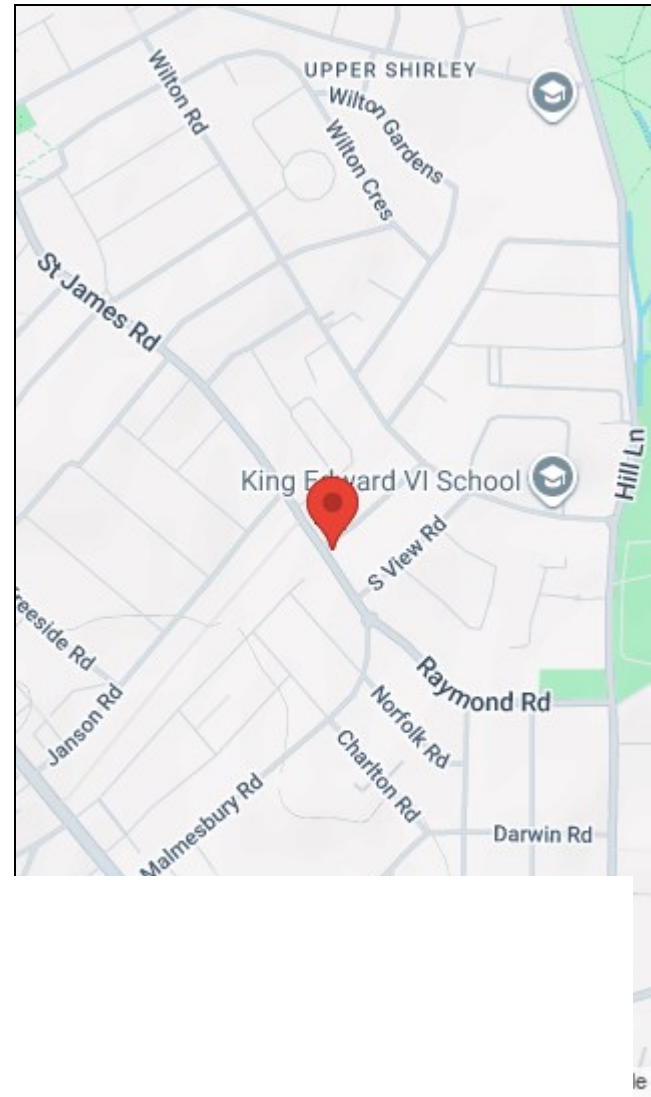
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Approximate total area<sup>(1)</sup>  
 185.6 m<sup>2</sup>  
 1998 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE 360**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	69 → 74		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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