



13 St. Brelade Place | £264,000
Southampton, Hampshire, SO16 9PU

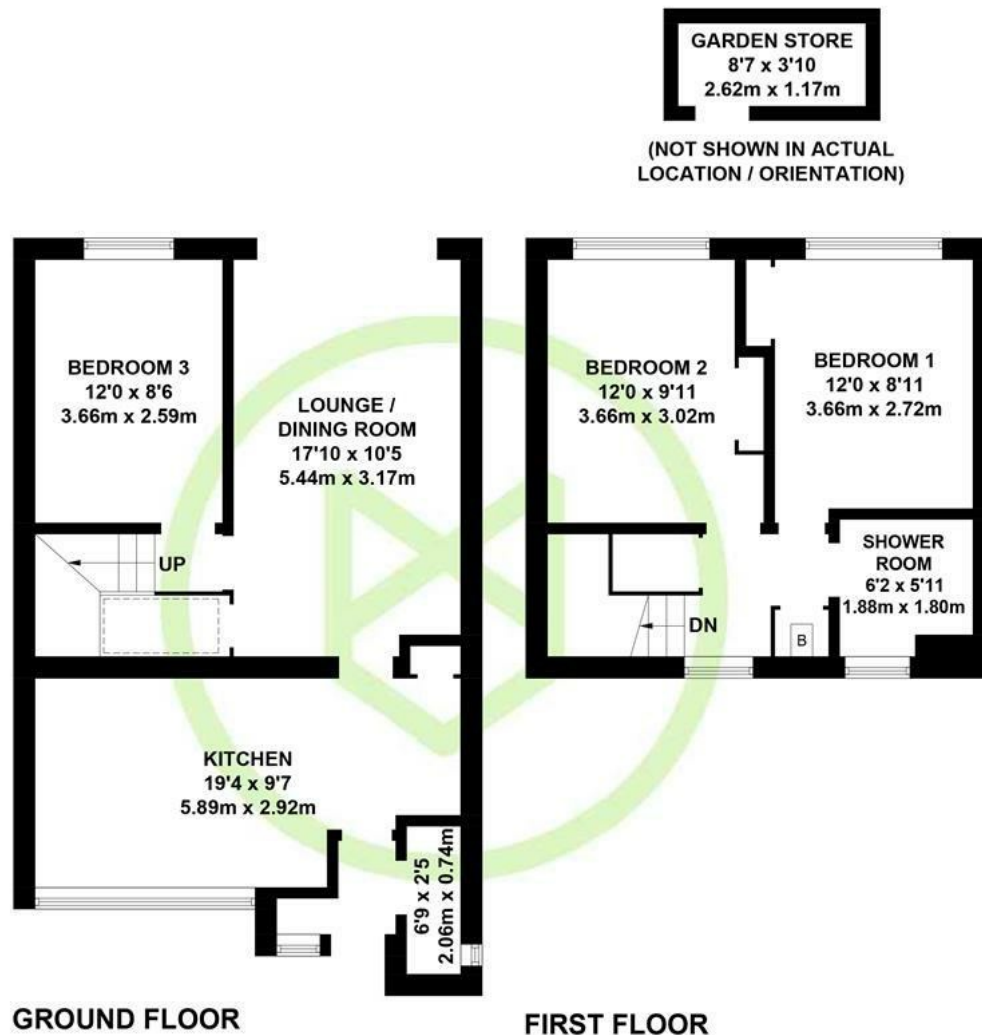




13 St. Brelade Place
Southampton, Hampshire, SO16 9PU

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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 575 SQ FT / 53.4 SQ M
FIRST FLOOR = 349 SQ FT / 32.4 SQ M
GARDEN STORE = 32 SQ FT / 3.0 SQ M
TOTAL = 956 SQ FT / 88.8 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1234288)

Summary

Discreetly positioned away from passing traffic is this end of terrace family home offering a spacious arrangement of accommodation boasting three double bedrooms. Bedrooms one and two on the first floor are complemented by a modern shower room, with bedroom three situated on the ground floor along with the sitting/dining room overlooking the rear garden and a generous kitchen breakfast room. The enclosed rear garden enjoys a sunny aspect and features a patio seating area, summer house and garden store. Solar panels are fitted to offset the running cost of the home.

Features

- A well proportioned end of terrace family home
- Discreetly positioned tucked away from passing traffic
- Three generous bedrooms
- Spacious kitchen breakfast room
- Modern family shower room and separate wc
- Sitting / dining room overlooking the garden
- Enclosed garden with patio area, summer house and garden store
- Communal parking
- Solar panels to offset the running costs of the home

EPC Rating

Energy Efficiency Rating
Current D
Potential

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Ground Floor

The part glazed UPVC front door opens into the entrance porch providing space for coats and shoes with a cloakroom fitted with a wash basin and wc. The spacious kitchen breakfast room is fitted with a range of light oak effect wall and base units with contrasting granite effect work surfaces and breakfast bar. A single oven, four burner electric hob and extractor hood are all integrated with plumbing and space for a washing machine, dishwasher, fridge and freezer. The sitting / dining room overlooks the enclosed rear garden via sliding patio doors flooding the room with natural light. A useful storage cupboard is situated under the stairs. An inner hall accesses bedroom three which is a double room.

First Floor

The first floor landing hosts a shelved linen cupboard and separate boiler cupboard with a Worcester Bosch gas fired combi boiler. Bedrooms one and two are both generous double rooms, each benefitting from built in wardrobes and access to the part boarded loft space via a hatch from bedroom one. The modern shower room comprises a dual head walk in shower, vanity unit with a mounted wash bowl and mono tap, wc and heated towel rail.

Parking

Communal parking bays are situated at the end of the terrace.

Outside

The enclosed rear garden features a raised patio area which abuts the house perfectly positioned to capture the sunny aspect. The lawn is flanked by well established flower beds with a central path leading to the secure rear gate and brick built garden store. A summer house is situated in the far corner.

Location

Nestled in the western part of Southampton, Maybush is a well-connected and increasingly popular residential suburb with a strong sense of community and a variety of local amenities, it's an ideal location for families, professionals, and retirees alike. Transport links are a key advantage of Maybush. The area benefits from excellent road connections via the A35 and M271, offering quick access to the M27 for commuters. Public transport is also readily available, with frequent bus services to Southampton city centre, the General Hospital, and surrounding districts. Southampton Central railway station and Southampton Airport are both within easy reach. Local amenities include a range of shops, supermarkets, and eateries, as well as nearby retail parks offering further choice. The area is served by reputable primary and secondary schools, making it attractive for families. Residents enjoy proximity to Shirley and Lordswood, as well as Southampton Common and several smaller parks. The nearby General Hospital and various medical practices also make Maybush a convenient location for healthcare professionals and those seeking peace of mind with the NHS park and ride 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

Buying on

Heating

Gas fired central heating

Council Tax

Band B - 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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