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# Stafford Road, Southampton

Guide Price £345,000



Offered with no onward chain, this excellent investment opportunity is located in the sought after area of Shirley. This distinctive three bedroom mid terrace home on Shirley Park Road presents strong potential for both first-time buyers and investors looking to add their own signature and value to the property.

The property provides approximately 114.6 sq. m. of well-arranged accommodation across two floors. The ground floor features a lounge, a kitchen with ample space for appliances, a dining room, and a bedroom. On the first floor, there are three additional bedrooms, an office/study area, and a family bathroom fitted with a bath. Designed to maximise space and practicality, the home also benefits from driveway/off-street parking.

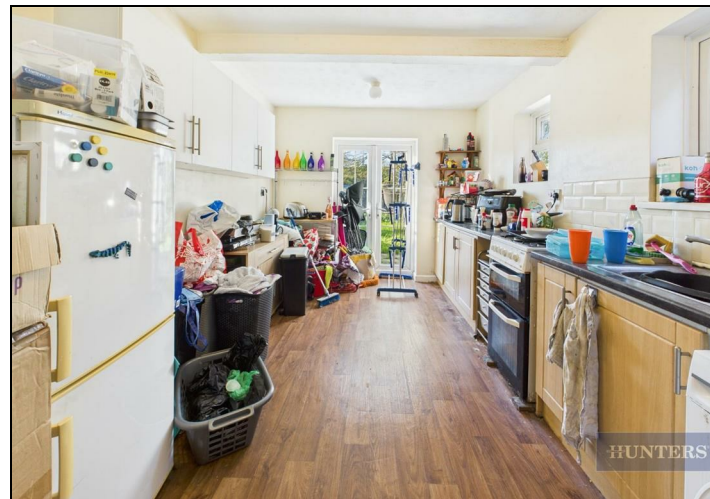
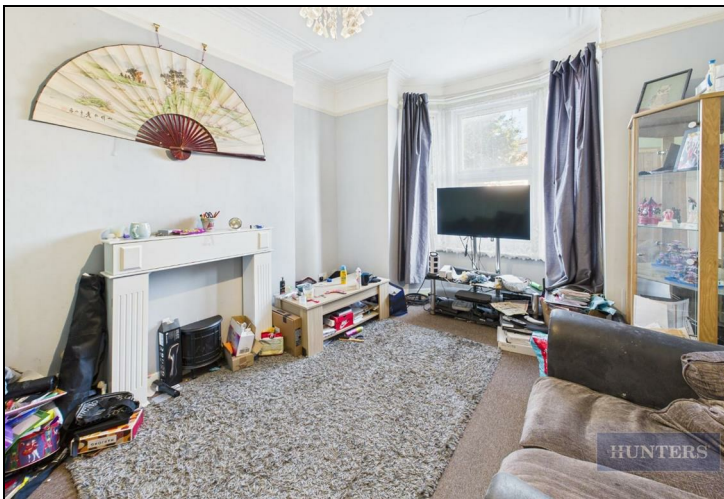
Shirley is known for its welcoming community and wide range of amenities. Excellent local schools make the area particularly appealing for families, while the lively high street offers an array of shops, cafés, and restaurants. Parks and recreational spaces are also close by, providing ideal spots for leisure and relaxation.

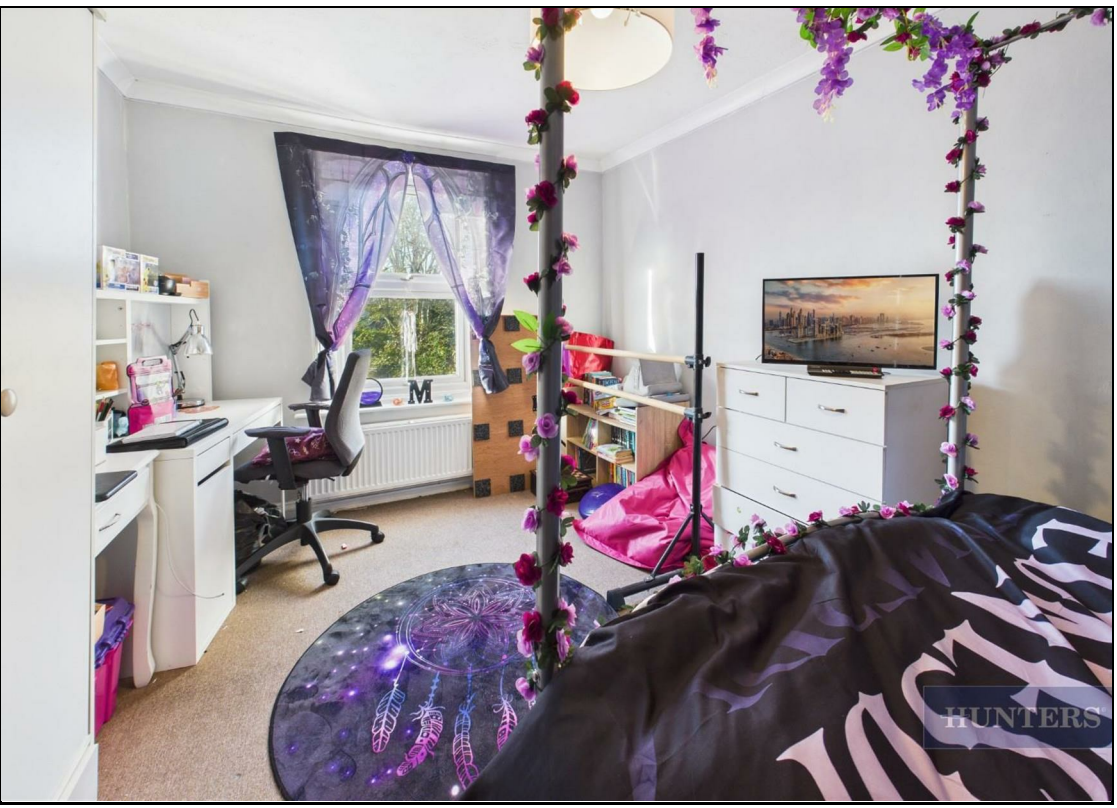
Transport connections are a key advantage, with convenient access to Southampton Central, the city centre, the General Hospital, and routes beyond, ideal for commuters. The nearby M27 motorway further enhances accessibility for those travelling throughout Southampton or across Hampshire.

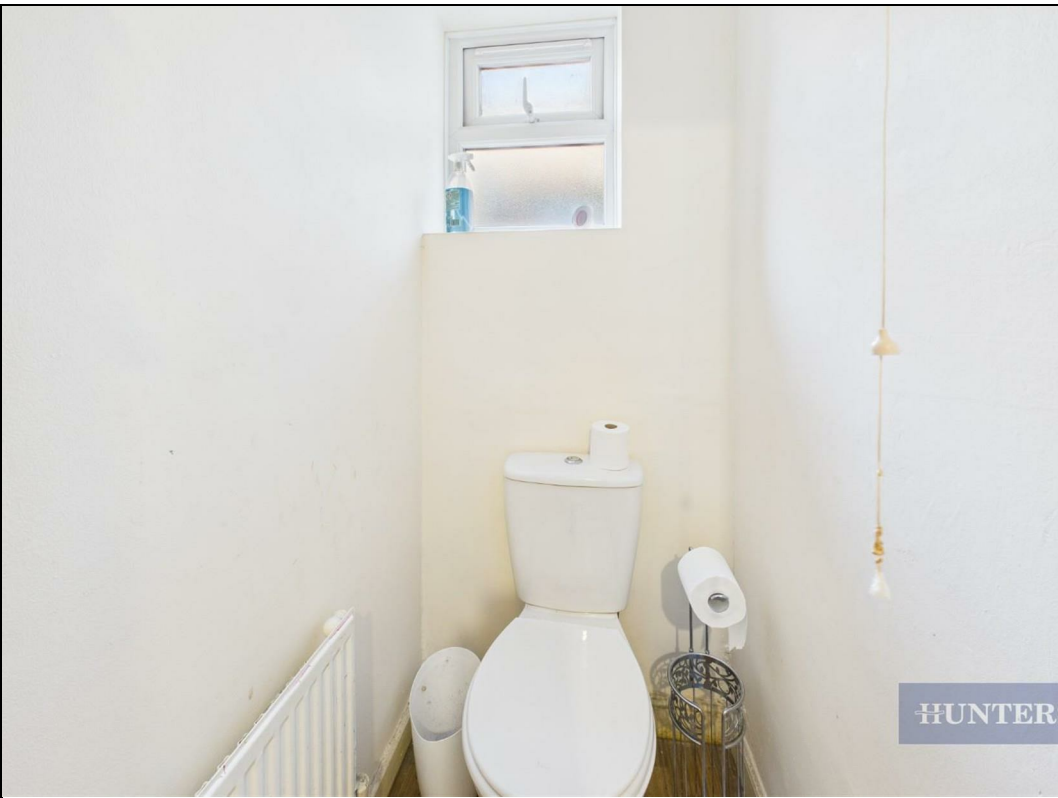
Tenure : Freehold  
Council Tax Band: B

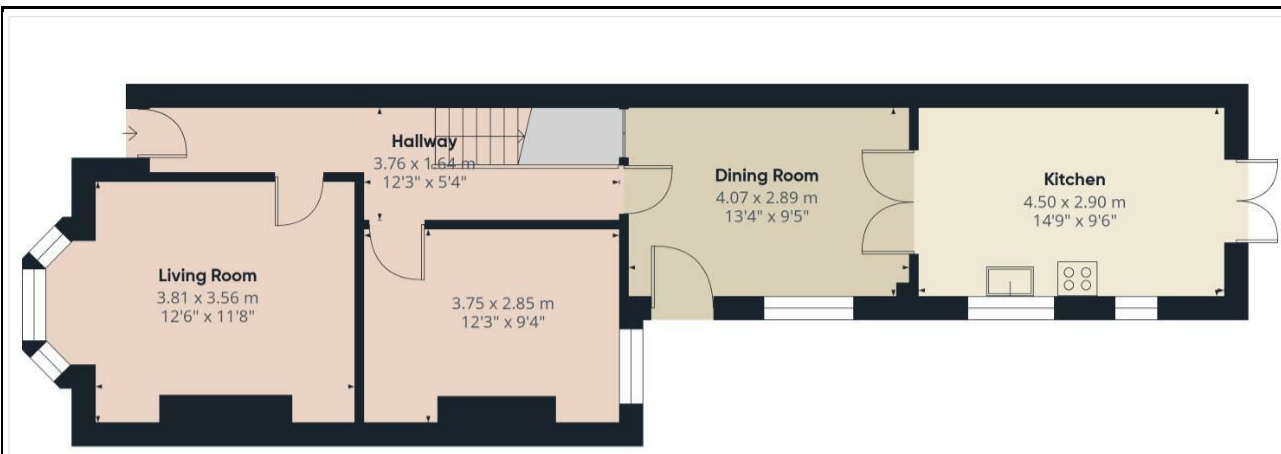
## KEY FEATURES

- No Onward Chain
- Sought After Shirley Location
- Ideal Investment or First Home
  - Spacious 114.6 sqm Layout
  - Four Bedrooms Plus Study
- Reception Rooms Plus a Dining Room
  - Off Street Driveway Parking
  - Close to Local Schools
  - Near Shops and Amenities
- Excellent Transport Connections



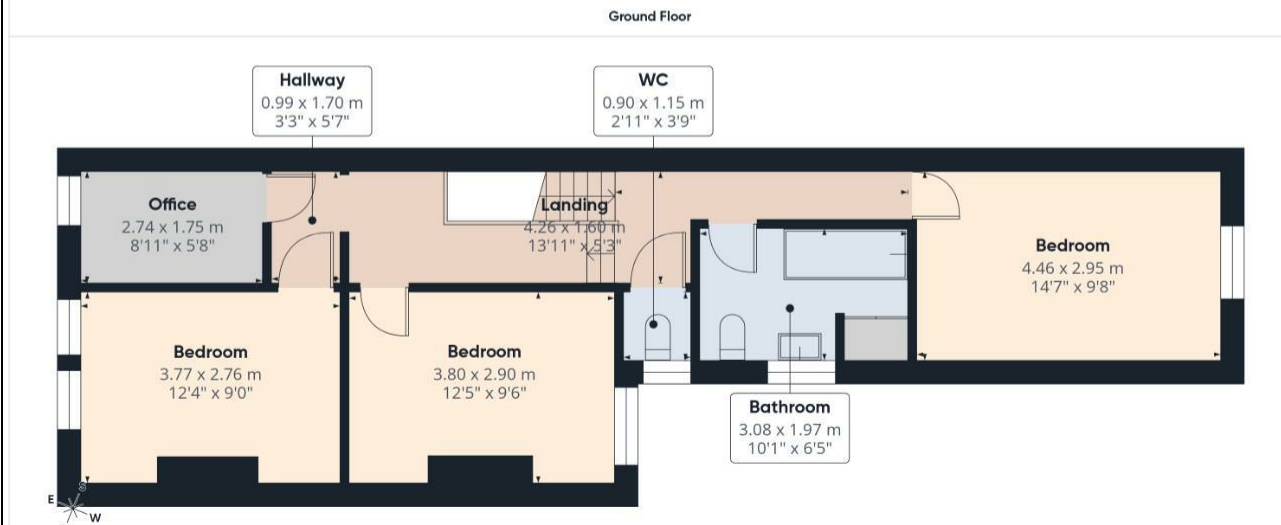






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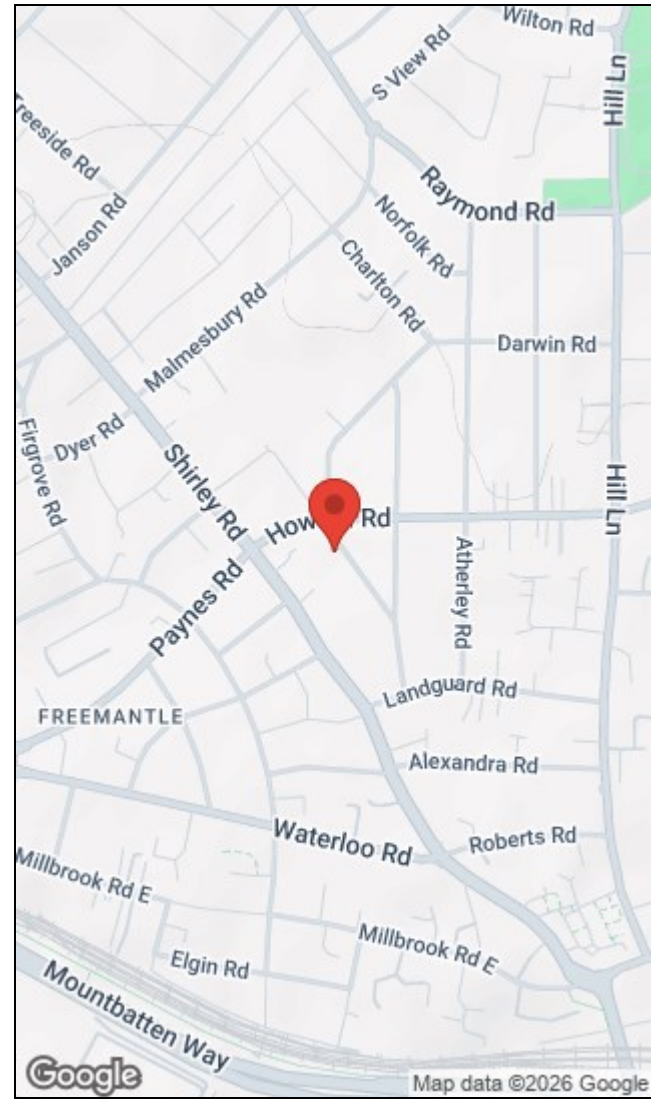
Approximate total area<sup>m</sup>  
114.6 m<sup>2</sup>  
1234 ft<sup>2</sup>



(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.

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	<b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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