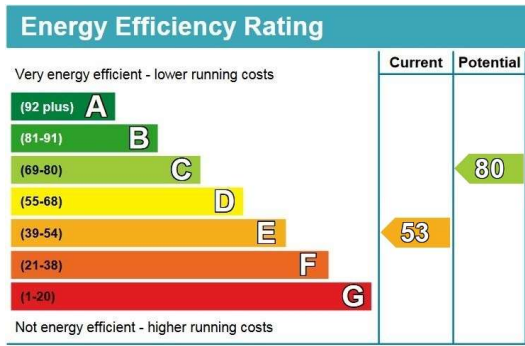




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ESTABLISHED 1900

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41 Norham Avenue, Shirley, Southampton, Hampshire, SO16 6PS

3 bedrooms £340,000 Freehold

DESCRIPTION

A semi-detached family home, situated in a popular residential street close to local amenities and the General Hospital. The property has been lovingly maintained by the current owner over many years. The property benefits from well-planned, spacious accommodation which comprises entrance hall, cloakroom, sitting room, separate dining room, fitted kitchen, three well-proportioned bedrooms and family bathroom. Externally there is a private rear garden with a southerly aspect. Further benefits are double glazing and gas central heating.

LOCATION

Norham Avenue is set in the Shirley area of the city and is within easy reach of all local amenities including shops, schools and bus services. Southampton General Hospital is nearby and comprehensive retail facilities are available at nearby Shirley High Street as well as the city centre which is a bus ride away. There is also a Marks and Spencer food hall on Winchester Road. The M27 and M3 motorway links are within comfortable travelling distance as is Southampton central train station with direct links to London Waterloo.

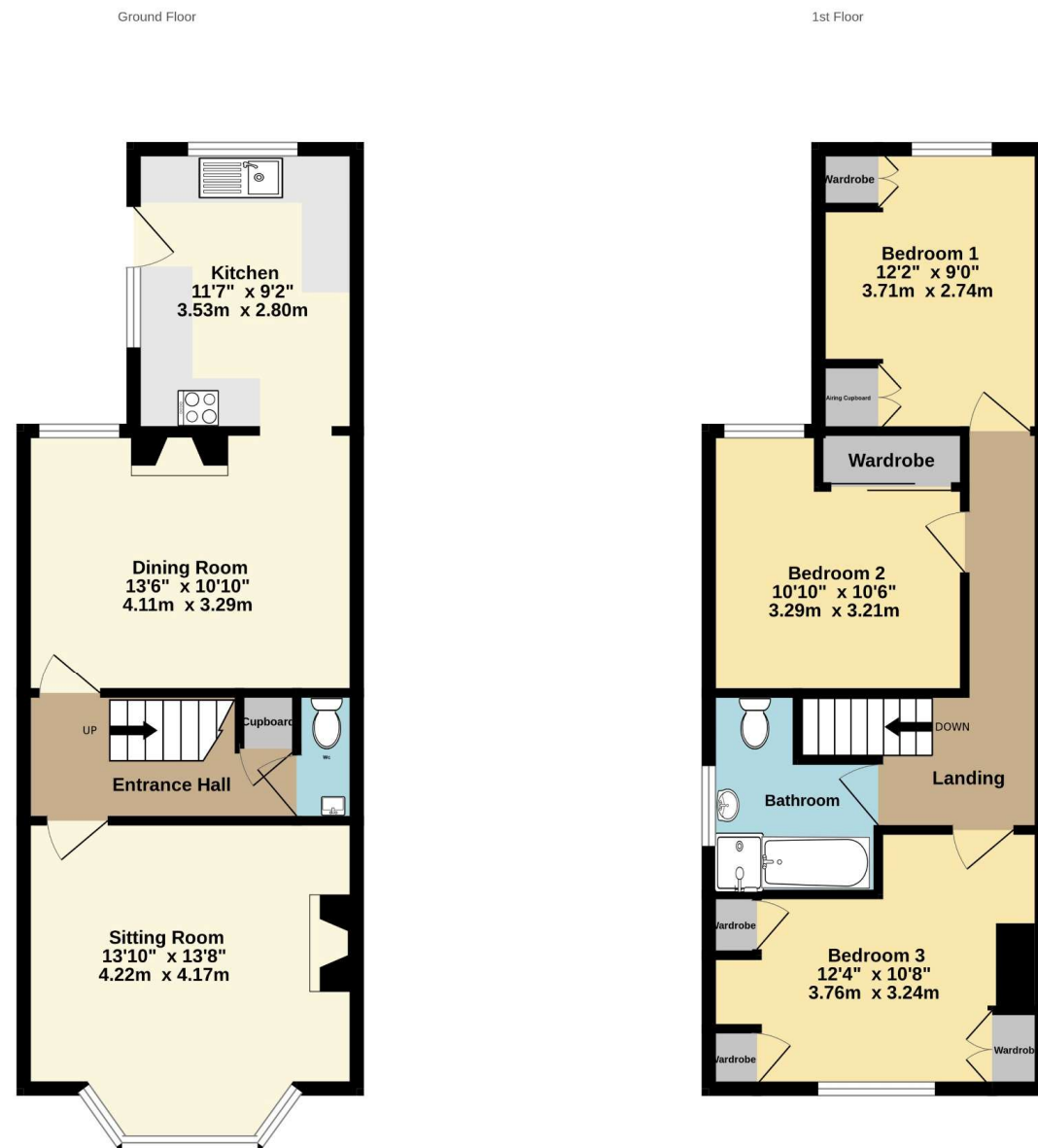
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Pearsons Estate Agents 58-60 London Road, Southampton, SO15 2AH



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENTRANCE HALL:

Coving to smooth ceiling. Radiator. Stairs to first floor. Under stairs storage cupboard. Doors to:-

CLOAKROOM:

Coving to smooth ceiling. Extractor. Vanity wash basin with mixer tap and cupboard under and low level flush w.c. Part tiled walls. Tiled flooring.

SITTING ROOM:

Double glazed bay window to front aspect. Coving to smooth ceiling. Feature fireplace with inset electric fire. Fitted cupboards to chimney recess. Two radiators.

DINING ROOM:

Double glazed window to rear aspect. Coving to smooth ceiling. Feature fireplace. Radiator. Stripped and polished floorboards. Opening to:-

KITCHEN:

Double glazed windows to side and rear aspects. Coving to smooth ceiling. Single drainer one and a half bowl sink unit with mixer tap and cupboard under. A range of matching eye level and based mounted units with roll top work surface over. Built-in double oven. Fitted four ring induction hob with extractor over. Space and plumbing for washing machine and dishwasher. Space for tumble dryer and fridge/freezer. Radiator. Wall mounted boiler. Tiled flooring. Door opening onto rear garden.

FIRST FLOOR LANDING:

Coving to smooth ceiling. Loft hatch. Doors to all rooms.

BEDROOM ONE:

Double glazed window to rear aspect. Coving to smooth ceiling. Radiator. Fitted wardrobes. Airing cupboard housing hot water tank.

BEDROOM TWO:

Double glazed window to rear aspect. Coving to smooth ceiling. Radiator. Fitted wardrobes.

BEDROOM THREE:

Double glazed window to front aspect. Coving to smooth ceiling. Radiator. Fitted wardrobes.

BATHROOM:

Double glazed obscure glass window to side aspect. Wood panelled ceiling. Panel enclosed bath, tiled shower cubicle, wash basin and low level flush w.c. Heated towel rail. Part tiled walls.

OUTSIDE:

The front garden is retained by a low brick wall with path to main entrance door. Flower and shrub borders. Gated pedestrian access to the rear.

The rear garden has the benefit of a south easterly aspect and is fully enclosed with paved patio seating area and established flower and shrub borders. Outside tap. Pergola. Brick built garden shed/workshop measuring 6' 4" (1.93m) x 11' 1" (3.38m) with double glazed windows to front and side aspects, power and light.

COUNCIL TAX

Southampton City Council

BAND: C

CHARGE: £2,116.87

YEAR: 2026/2027

REFERENCE

S8992/SD/100926/D1

SERVICES

Mains gas, water, electricity and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Pearsons.

VIEWING

Please telephone Pearsons to arrange a mutually convenient appointment to view this property.

DIRECTIONS

From Pearsons Offices in London Road proceed into Carlton Crescent, turning left at the end of the road into Bedford Place and immediately right into Wilton Avenue. Continue to the end of the road turning right at the traffic lights into Hill Lane. Proceed through the next set of traffic lights taking the second turning on the left into Raymond Road which becomes St James Road. Continue to the end of this road, turn right at the traffic lights onto Hill Lane, bearing into the left hand lane, turn left at the next set of traffic lights into Dale Road and immediately right into Norham Avenue. The property can be found on the right hand side.