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22 Wilton Road, Upper Shirley, Southampton, Hampshire, SO15 5LB

3 bedrooms £340,000 Freehold

DESCRIPTION

A spacious, period terraced property located in the Upper Shirley district which remains one of Southampton's premier residential locations. The property is offered for sale with no forward chain and the accommodation comprises: entrance hall, sitting room, family room, dining room, fitted kitchen, three bedrooms, bathroom and a separate w.c. The property also benefits from double glazing, gas central heating and an enclosed rear garden.

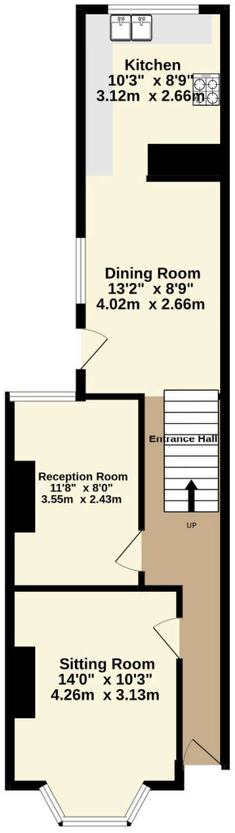
LOCATION

Wilton Road is situated in the ever popular Upper Shirley residential area of Southampton and is conveniently located for educational needs with a variety of schooling nearby including King Edward VI independent school and Taunton Sixth Form College. Recreational facilities are well catered for locally with Southampton Common and the Sports Centre nearby. There is a wide range of shopping facilities in Southampton City Centre as well as excellent travel connections with the M3 and M27 Motorways easily accessed nearby. Southampton boasts a mainline railway station giving easy access to London Waterloo and more local independent shopping can be found in Winchester Road, Bedford Place and Shirley High Street.

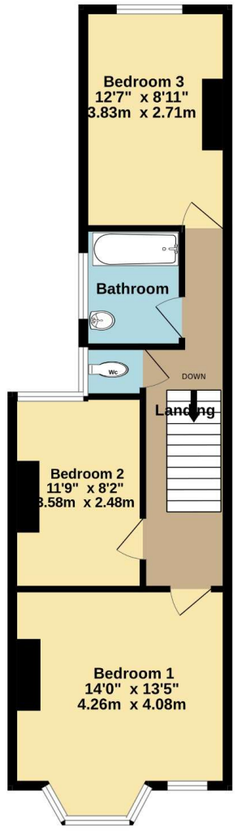
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Ground Floor



1st Floor



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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22 Wilton Road, Upper Shirley, Southampton, Hampshire, SO15 5LB

ENTRANCE HALL
Period plaster coving to smooth ceiling. Period feature archway. Stairs to first floor. Laminate flooring.

SITTING ROOM 14' (4.27m) x 10' 3" (3.12m):
Double glazed bay window to front aspect. Period plaster coving to smooth ceiling. Period plaster ceiling rose. Radiator.

FAMILY ROOM 11' 8" (3.56m) x 8' (2.44m):
Double glazed window to rear aspect. Coving to smooth ceiling. Radiator.

DINING ROOM 13' 2" (4.01m) x 8' 9" (2.67m):
Double glazed window to side aspect. Double glazed door opening to rear garden. Smooth ceiling. Radiator. Laminate flooring.

KITCHEN 10' 3" (3.12m) x 8' 9" (2.67m):
Double glazed window to rear aspect. Smooth ceiling with inset spotlights. Dual bowl sink unit with mixer tap and cupboard under. A range of matching eye level and base mounted units with wood block worktop over. Built-in oven with fitted four ring gas hob and extractor over. Integrated fridge/freezer. Cupboard housing wall mounted boiler. Space for washing machine. Laminate flooring.

FIRST FLOOR LANDING
Smooth ceiling. Loft hatch. Doors to all rooms.

BEDROOM ONE 14' (4.27m) x 13' 5" (4.09m):
Double glazed bay window to front aspect. Double glazed window to front aspect. Smooth ceiling. Radiator. Laminate flooring.

BEDROOM TWO 11' 9" (3.58m) x 8' 2" (2.49m):
Double glazed window to rear aspect. Smooth ceiling. Radiator. Laminate flooring.

BEDROOM THREE 12' 7" (3.84m) x 8' 11" (2.72m):
Double glazed window to rear aspect. Smooth ceiling. Radiator. Feature fireplace. Laminate flooring.

BATHROOM
Double glazed obscure glass window to side aspect. Smooth ceiling. P-shaped bath with shower over and wash basin with mixer tap. Heated towel rail. Part tiled walls.

SEPARATE W.C.
Double glazed obscure glass window to side aspect. Smooth ceiling. Low level flush w.c.

OUTSIDE
The front garden has a path to main entrance door. Lawned area with flower and shrub borders.

The rear garden is mainly laid to lawn with patio seating area. Garden shed. Gated pedestrian access to the rear.

COUNCIL TAX
Southampton City Council
BAND: C
CHARGE: £2,116.87
YEAR: 2026/2027

REFERENCE
S9041/SD/161126/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 into Bedford Place and immediately right into Wilton Avenue. Continue to the end of the road, turning right into Hill Lane. Proceed through the traffic lights, take the second turning on the left onto Raymond Road and continue into St James Road and follow to the end, turning right at the traffic lights onto Winchester Road. Wilton Road can be found as a turning on the right hand side and number 22 is located on the left.

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