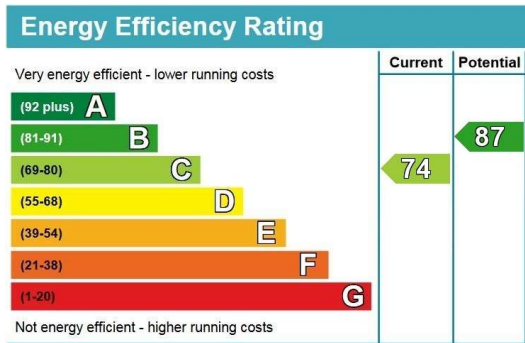
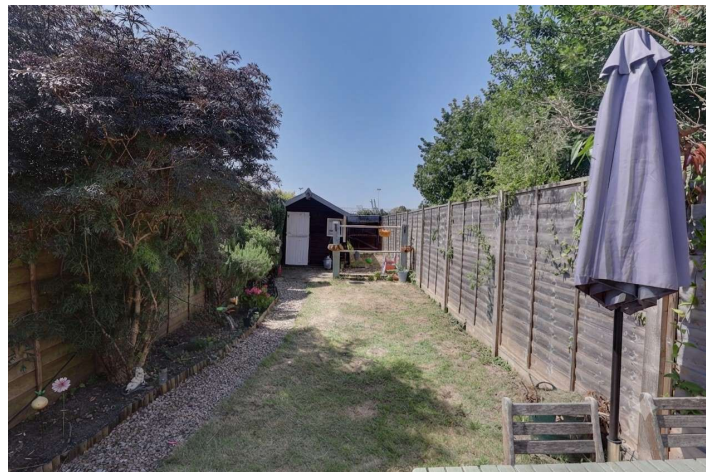




Pearsons Southern Ltd believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.



ESTABLISHED 1900

023 8023 3288

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42 Charlton Road, Shirley, Southampton, Hampshire, SO15 5FN 3 bedrooms £325,000 Freehold

DESCRIPTION

Located on a quiet residential street in the Shirley district and benefiting from a southerly aspect to the rear this period terraced property is offered for sale in first class decorative order throughout. The property offers spacious, well planned accommodation over two floors which comprises of entrance hall, bay fronted sitting room, dining room, fitted kitchen, play room and cloakroom on the ground floor. To the first floor there are three bedrooms and the family bathroom. The property also benefits from double glazing and gas central heating.

LOCATION

Charlton Road is situated in the Shirley area of Southampton being within reach of Shirley High Street together with local schools and recreational facilities including Southampton common. Southampton city centre offers a wider range of shopping facilities including West Quay shopping centre and railway services to London (Waterloo).

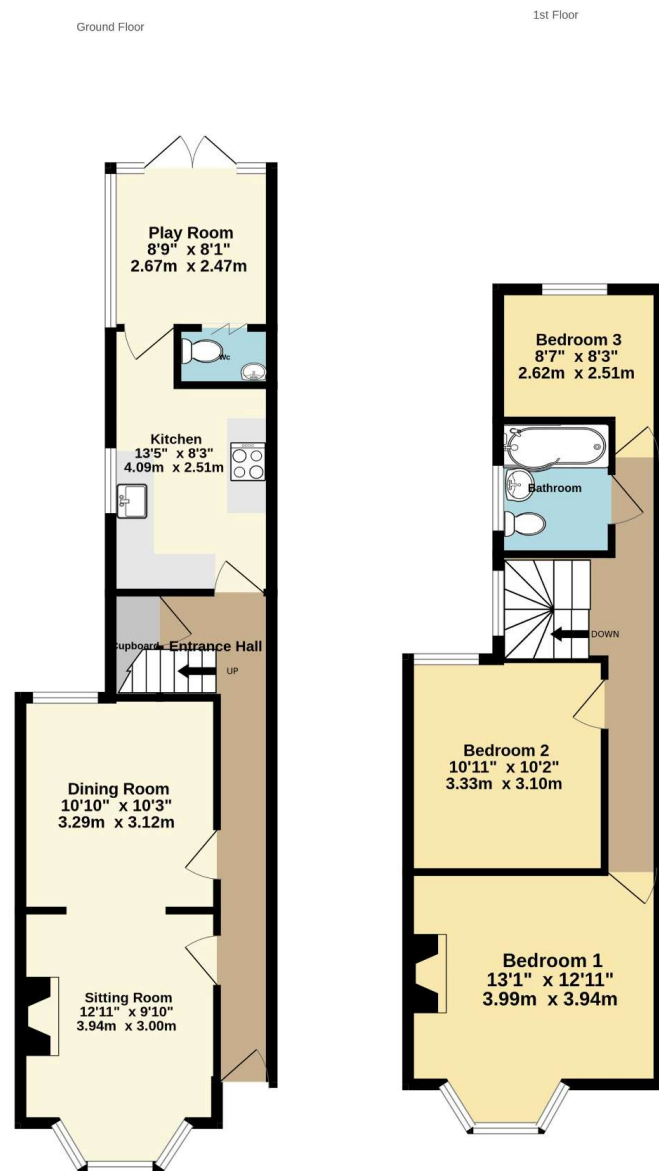
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Pearsons Estate Agents 58-60 London Road, Southampton, SO15 2AH



42 Charlton Road, Shirley, Southampton, Hampshire, SO15 5FN



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:

Period plaster coving to smooth ceiling. Radiator. Stairs to first floor. Under stairs storage cupboard. Stripped wood flooring. Doors to all rooms.

DINING ROOM:

Double glazed bay window to front aspect. Period plaster coving to smooth ceiling. Picture rail. Period feature fireplace. Radiator. Stripped wood flooring. Opening to:-

SITTING ROOM:

Double glazed French doors opening onto rear garden. Coving to smooth ceiling. Radiator. Stripped wood flooring.

KITCHEN:

Double glazed window to side aspect. Coving to smooth ceiling. Sink unit with mixer tap and cupboard under. A range of matching base mounted units with wood block work surface over. Built-in oven with fitted four ring induction hob over. Space and plumbing for washing machine. Space for fridge/freezer. Wall mounted combination boiler. Laminate flooring. Door to:-

PLAY ROOM:

Double glazed French doors opening onto rear garden. Smooth ceiling with recessed lighting. Radiator. Laminate flooring. Door to:-

CLOAKROOM:

Smooth ceiling. Wash basin with mixer tap and low level flush w.c.

FIRST FLOOR LANDING:

Double glazed window to side aspect. Loft hatch. Doors to all rooms.

BEDROOM ONE:

Double glazed bay window to front aspect. Coving to smooth ceiling. Radiator. Period feature fireplace.

BEDROOM TWO:

Double glazed window to rear aspect. Coving to smooth ceiling. Radiator. Laminate flooring.

BEDROOM THREE:

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

BATHROOM:

Double glazed obscure glass window to side aspect. Smooth ceiling. Extractor. Shower bath with central mixer tap, rainfall shower head and separate shower attachment over, vanity wash basin with mixer tap and cupboard under and concealed cistern w.c. Heated towel rail. Tiled walls. Tiled flooring.

OUTSIDE:

The front garden is enclosed by a low brick wall with path to main entrance door with flower borders.

The rear garden is fully enclosed and has the benefit of a south westerly aspect. The garden is principally laid to lawn with paved patio seating area. Established borders. Gated pedestrian access to the rear. Outside tap. Garden shed with power and light.

COUNCIL TAX:

Southampton City Council
BAND: B
CHARGE: £1,852.26
YEAR: 2026/2027

REFERENCE

S8962/SD/130726/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 Office 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 at the traffic lights onto Hill Lane. Proceed through the next set of traffic lights, turning left into Darwin Road. Take the third turning on the right into Charlton Road where the property can be found on the left hand side.