







73 Percy Road | £365,000

Southampton, Hampshire, SO16 4LP

Henshaw Fox









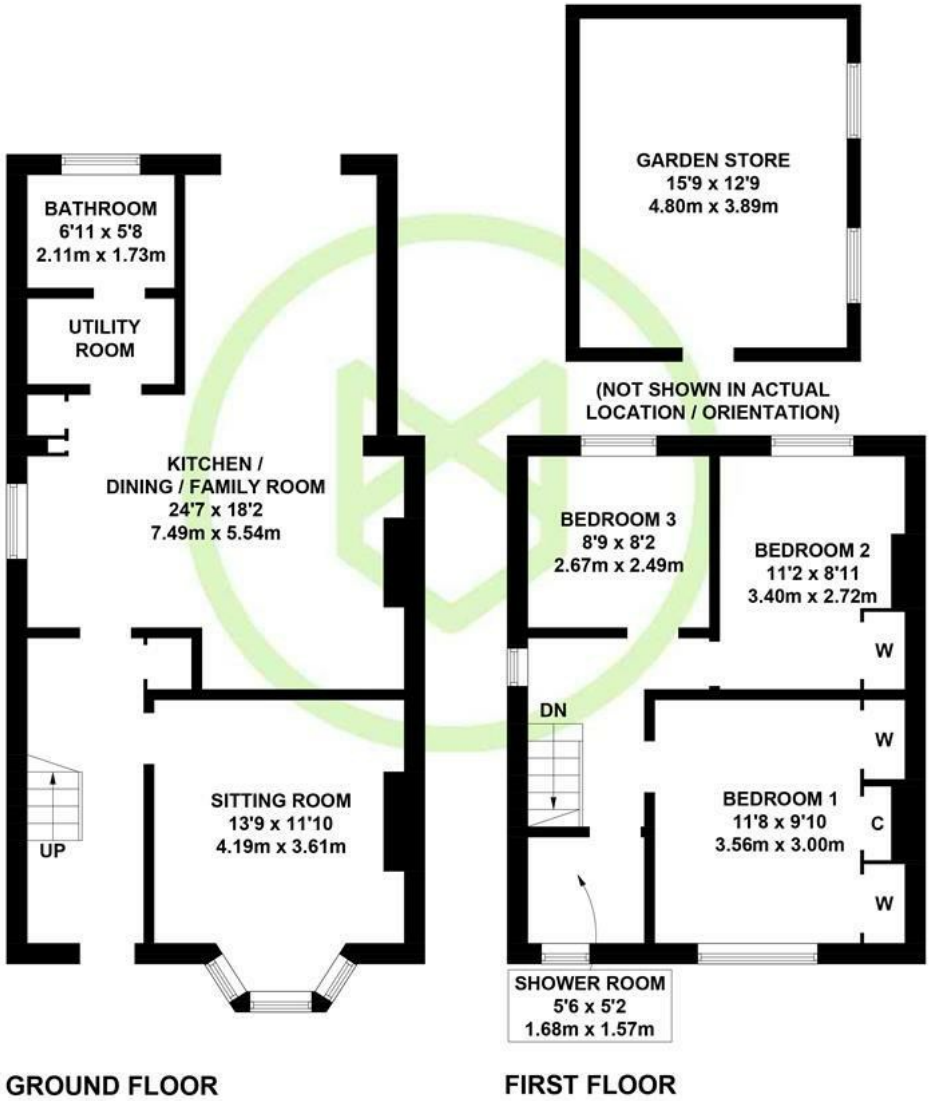




73 Percy Road

Southampton, Hampshire, SO16 4LP

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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 660 SQ FT / 61.3 SQ M
FIRST FLOOR = 420 SQ FT / 39.0 SQ M
GARDEN STORE = 201 SQ FT / 18.7 SQ M
TOTAL = 1281 SQ FT / 119.0 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1344549)

Summary

Dating back to circa 1910, this charming three bedroom semi-detached home has been thoughtfully extended to offer versatile, modern living while retaining its period appeal. A bay-fronted sitting room with feature electric fire sits alongside a superb extended open plan kitchen/dining/family room, which opens directly onto the well-enclosed rear garden, complete with resin bound terrace and two tiers of lawn. Upstairs, three bedrooms are served by a contemporary shower room, while a useful ground floor bathroom and utility add to the practicality. Off-street parking is provided by a driveway to the front and the use of a shared side driveway, and the home's convenient position, with easy access to Southampton General Hospital, will appeal to healthcare professionals, families and commuters alike.

Features

- Extended three bedroom semi-detached home dating back to circa 1910
- Three bedrooms
- Modern upstairs shower room and downstairs bathroom
- Extended open plan kitchen/dining/family room
- Driveway parking to the front and spacious rear garden
- Convenient access to Southampton General Hospital

EPC Rating

Energy Efficiency Rating
Current C
Potential C

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Ground Floor
Upon entry, the inviting entrance hall provides access to the sitting room at the front of the home, stairs rising to the first floor landing, and the kitchen/dining/family room at the rear. The sitting room is flooded with natural light from a large bay window, while the electric fire creates a real focal point for the room. Positioned at the rear of the home, the extended open plan kitchen/dining/family room forms the heart of the property. The kitchen is fitted with a selection of wall and base units, a large oven with extractor above, an American style fridge/freezer and a dishwasher. There is ample space for a dining table and chairs, as well as room for comfortable seating furniture, with sliding doors opening directly onto the rear garden, perfect for entertaining and for bringing the outdoors in. A separate utility area offers plumbing for a washing machine and space for a tumble dryer, and leads through to a useful ground floor bathroom, comprising a shower over the bath, WC, wash basin and heated towel rail.

First Floor
The first floor landing provides access to all three bedrooms and the shower room. The principal bedroom is a generous double, enjoying a range of built-in storage and wardrobes, while bedroom two is another well-proportioned double, benefitting from a built-in wardrobe and a charming feature fireplace, along with a pleasant outlook over the rear garden. Bedroom three is a good-sized single, equally suited as a home office or study, and also overlooks the garden, making it an ideal space for working from home. Completing the accommodation, the modern shower room is fitted with a contemporary suite comprising a large walk-in shower, WC and wash basin, together with a heated towel rail, and is finished with floor to ceiling tiling.

Outside
The rear garden is a fantastic feature of the home, being well enclosed and of a generous size. Adjoining the property is a resin bound gravel terrace, providing ample space for outdoor seating and entertaining. Beyond this, the garden rises over two tiers of well-maintained lawn, offering plenty of room for children, pets or keen gardeners alike, and at the very rear sits a useful concrete garden store. A side gate provides convenient pedestrian access to the front of the property.

Parking
The home enjoys the benefit of off-street parking, with a driveway to the front providing convenient space for vehicles. In addition, there is the use of a shared driveway which adjoins the side of the property.

Location
Percy Road enjoys a well-connected position in the popular Regents Park and Shirley area of Southampton, a long-established residential neighbourhood that is well regarded by families and professionals alike. The location is particularly convenient for those working at Southampton General Hospital, which is close by, while a good selection of everyday amenities, including supermarkets, cafés and leisure facilities, can be found nearby. Families are well catered for, with several primary schools in the immediate vicinity and Regents Park Community College a short distance away. For commuters, Millbrook railway station is within easy reach, providing links to Southampton Central and the wider rail network, and the area is served by regular bus routes into the city centre and beyond.

Tenure
Freehold

Heating
Gas

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.

Council Tax
Southampton City Council - Band C

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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