




023 8023 3288
www.pearsons.com



24 Highclere Road, Bassett, Southampton, Hampshire, SO16 7AW

3 bedrooms £425,000 Freehold

DESCRIPTION
A well-presented terraced, three bedroom character property that is situated in this popular area of Bassett. Arranged over three floors the property enjoys approximately 1,200sq ft of accommodation. There is an attractive and lengthy south easterly facing rear garden. This Edwardian property retains a wealth of period features that include ornate coving and period fireplaces. The current owners have taken a lot of care in restoring and improving the property whilst maintaining the character. From the entrance hall there is access to two reception rooms which continues to a bright and spacious modern fitted kitchen with french doors opening onto the garden. From the first floor landing you can access two double bedrooms and a recently fitted four piece bathroom suite. The loft has been converted to provide a sizeable bedroom with a dormer, Velux windows and eaves storage, W.C. There is on road parking to the front of the property.

LOCATION
Highclere Road is located in Bassett which is a sought after family residential area situated approximately three miles north of the City Centre. The property itself is conveniently located within short walking distance to Southampton Common, the Sports Centre and Southampton Golf course, as well as close and easy access to the University of Southampton and The General Hospital. It is also within easy reach of popular local schools, a parade of local shops, and regular bus services which run from Winchester Road. In addition for those looking to commute, it has fantastic access to the M3 and M27 Motorways ideal for commuting. Southampton Parkway Train station is within easy striking distance and offers a direct service to London Waterloo. For international travellers Southampton Airport is also nearby by and offers direct flights to Europe and connecting flights to long haul destinations.

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

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TOTAL FLOOR AREA : 1148 sq.ft. (106.6 sq.m.) approx.
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:

Original front door. Radiator. Ornate Coving. Picture rail. Skimmed smooth ceilings. Exposed wooden flooring. Doors to living room and dining room. Stair case to first floor landing

Living Room: 15' 5" (4.71m) x 10' 10" (3.31m):

Bay window. Wall radiator. Double glazed sash window. Picture rail. Ornate coving. Skimmed smooth ceilings. Exposed wooden flooring.

Dining Room: 11' 7" (3.53m) x 11' 4" (3.44m):

Period fireplace. Radiator. Double glazed UPVC patio doors. Skimmed ceiling. Fireplace with log burner. Exposed wooden flooring. Built in storage cupboard. Door to under stairs storage.

Kitchen: 13' 5" (4.08m) x 8' 9" (2.67m):

A range of wall and base cupboards with wooden work surfaces over. Inset one and a half ceramic sink with drainer. Integrated oven, dishwasher, fridge freezer and washing machine. Gas hob with extractor fan. Engineered oak flooring. Double glazed window. French doors opening onto the garden

First Floor Landing:

Doors to all rooms.

Bedroom One: 14' 9" (4.49m) x 11' 2" (3.39m):

Period fireplace. Radiator. Double glazed Sash window to front aspect. Skimmed ceiling. Built in storage cupboard. Carpeted flooring.

Bedroom Two: 11' 7" (3.53m) x 9' 1" (2.77m):

Period fireplace. Radiator. Double glazed Sash window to rear aspect. Skimmed ceiling. Carpeted flooring.

Bathroom: 12' 6" (3.81m) x 8' 9" (2.67m):

Freestanding bath. Shower cubicle with rain shower. Ceramic sink with drawer unit. low level W.C. Radiator. Two heated towel rails. Tiled flooring. Panelled walls and tiled splash back. Two double glazed sash window to side and rear aspect.

Master bedroom: 12' 6" (3.81m) x 8' 9" (2.67m):

Eaves storage. Built in wardrobes. Radiator. Two Velux windows to front aspect. Carpeted flooring. Skimmed ceiling. Doors to -

W.C.

Ceramic sink with drawer unit. low level W.C. Tiled splash back. Two double glazed sash window to rear aspect.

Outside

There is an attractive and lengthy south easterly facing rear garden with lawn area and patio and rear access to the service road. To the front of the property is a small garden with path leading to the front door. There is on road parking to the front of the property.

COUNCIL TAX

BAND: C
CHARGE: £1,829.65
YEAR: 2023/2024

SERVICES

Gas, water, electricity and mains drainage are connected. 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 our Offices in London Road head in a northerly direction onto The Avenue. Proceed along The Avenue to the cross roads with Burgess Road. Turn left onto Burgess Road continuing the end to the mini roundabout, turn right and then head straight over the second roundabout where Highclere Road can be found as a turning on the right and the property can be found on the right hand side as indicated by a Pearsons for sale board.