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# 34 Canton Street, Bedford Place, Southampton, SO15 2DH 2 bedrooms £325,000 Freehold

**Draft Details Awaiting Vendor Approval** 

#### DESCRIPTION

A delightful terraced cottage set in the heart of the city close to Bedford Place with its wide range of bars, restaurants and boutique style shopping. The property comprises of a sitting room with fireplace doors leading to the dining room with sliding doors opening onto to the south facing courtyard garden. Fitted kitchen with wall and base units electric hob, integrated washing machine, dishwasher and fridge/freezer. The first floor offers two double bedrooms and a refitted modern bathroom. The rear garden enjoys a southerly aspect and benefits from being enclosed. Due to the enduring popularity and stylish presentation an early inspection is recommended.

#### LOCATION

Canton Street is arguably one of the City's finest and most popular areas for town houses, being conveniently situated within the City and adjacent to the varied and interesting shopping facilities in Bedford Place. The Mainline Railway Station and all other local amenities are within easy reach.







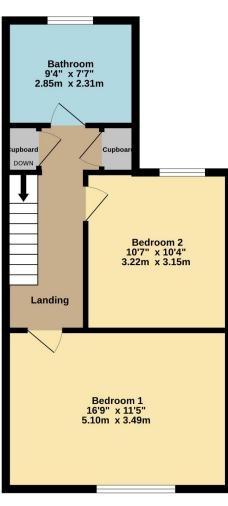




Ground Floor 481 sq.ft. (44.7 sq.m.) approx.



1st Floor 471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 952 sq.ft. (88.5 sq.m.) approx

## 34 Canton Street, Bedford Place, Southampton, SO15 2DH

A delightful terraced cottage set in the heart of the city close to BEDROOM TWO 10' 7" (3.22m) x 10' 4" (3.15m): Bedford Place with its wide range of bars, restaurants and boutique style shopping. The property comprises of a sitting room with fireplace doors leading to the dining room with sliding doors opening onto to the south facing courtyard garden. OUTSIDE Fitted kitchen with wall and base units electric hob, integrated washing machine, dishwasher and fridge/freezer. The first floor offers two double bedrooms and a refitted modern bathroom. The rear garden enjoys a southerly aspect and benefits from being enclosed. Due to the enduring popularity and stylish presentation an early inspection is recommended.

#### **ENCLOSED COURTYARD AREA**

With iron railings and gates to the perimeter. Suitable space for bin storage.

#### **ENTRANCE LOBBY**

Further door leading to:-

#### SITTING ROOM 14' 4" (4.37m) x 13' 0" (3.96m):

Bay with sash window to front elevation. Smooth plastered ceiling. Feature fireplace with stone hearth. Radiator. Carpeted flooring. Doors opening to:-

### DINING ROOM 10' 8" (3.26m) x 10' 4" (3.15m):

Sliding patio double glazed double doors opening onto the garden. Smooth plastered ceiling. Feature fireplace with stone hearth. Radiator. Carpeted flooring.

#### KITCHEN 10' 11" (3.34m) x 9'4" (2.85m):

Fitted wall and base units. One and a half bowl single drainer stainless steel sink unit with mixer tap fitting. Built-in oven with stainless steel finish. Electric hob. Smooth plastered ceiling with recessed halogen lighting. Double glazed window to side and rear elevation. Splash backs to worktop surfaces. Tiled flooring. Doors opening onto the garden

#### **BATHROOM**

Wet room style shower. low level w.c. and pedestal wash hand basin. Obscure double glazed window. Heated chrome towel rail.

#### BEDROOM ONE 16' 9" (5.10m) x 11'5" (3.49m):

Sash window to front elevation. Smooth plastered ceiling. Radiator. Carpeted flooring

Double glazed window to rear elevation. Radiator. Smooth plastered ceiling. Carpeted flooring

The south facing rear garden is approached from either the kitchen or the dining room. Block patio area.

#### **COUNCIL TAX**

BAND: C

CHARGE: £1,829.65 YEAR: 2023/2024

### REFERENCE

S8325/BP/040124/D1

#### 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 proceed along Carlton Place and turn right into Bedford Place and then first left into Canton Street where number 34 can be found on the left hand side.

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