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PEARSONS
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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.

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



TOTAL FLOOR AREA: 952 sq.ft. (88.5 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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BEDROOM TWO 10' 7" (3.22m) x 10' 4" (3.15m):
 Double glazed window to rear elevation. Radiator. Smooth plastered ceiling. Carpeted flooring

OUTSIDE
 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.

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