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PEARSONS
ESTABLISHED 1900

023 8023 3288
www.pearsons.com



6 Ashridge Close, Banister Park, Southampton, SO15 2GX 3 bedrooms £425,000 Freehold

DESCRIPTION

Enjoying a delightful position within close proximity to both Southampton Common and the City Centre, this particularly attractive Neo-Georgian style home is one of a number situated in this highly regarded development and is presented in first class decorative order. The welcoming reception hallway also offers the convenience of a downstairs cloakroom and the elegantly appointed sitting room is open plan to a separate dining room. The kitchen has been finished in a contemporary style with a range of integrated appliances and offers direct access to the low maintenance rear garden. The first floor continues to impress with three bedrooms as well as a contemporary finish family bathroom. Externally the immediate environment is extremely pleasant with neatly tended lawns and the rear garden has a good degree of privacy and has been laid to a low maintenance style. The property also has the advantage of a garage which is situated within a block.

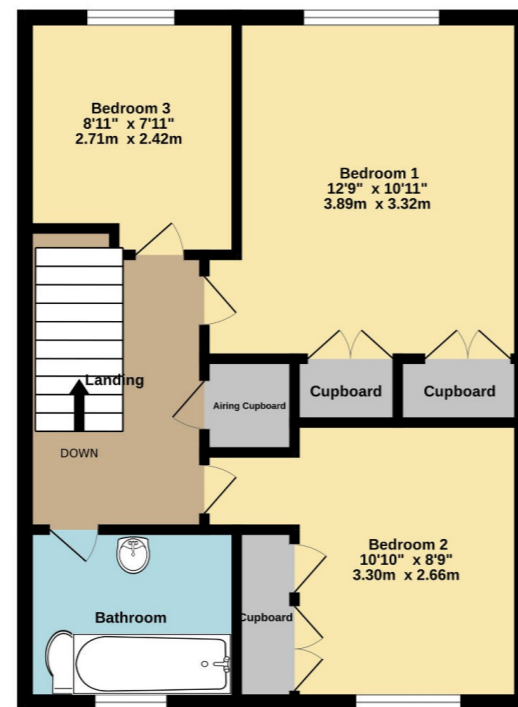
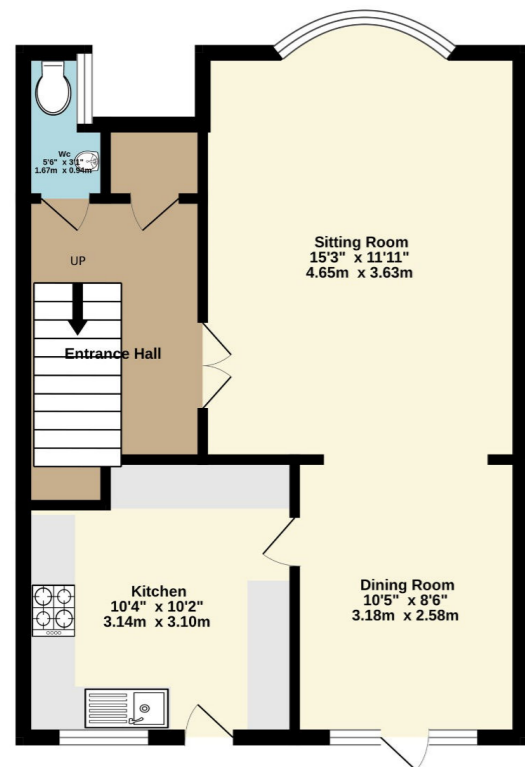
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6 Ashridge Close, Banister Park, Southampton, SO15 2GX

Ground Floor

1st Floor



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STORM PORCH:

Door leading to:-

ENTRANCE LOBBY:

Further door to:-

ENTRANCE HALL:

Stairs rising to first floor landing. Under stairs storage cupboard. Smooth plastered ceiling. Oakwood flooring. Access to:-

GROUND FLOOR CLOAKROOM:

Low level w.c. and wall mounted hand basin. Radiator. Obscure glazed window. Tiled flooring.

SITTING ROOM 15' 3" (4.65m) x 11' 11" (3.63m):

An elegantly appointed room which centres on a feature fireplace with gas fire. Georgian style bow window to front elevation. Double internal doors leading from entrance hall. Oak wood flooring. Open plan archway leading to:-

DINING ROOM 10' 5" (3.17m) x 8' 6" (2.59m):

Patio double glazed doors leading to rear elevation. Two radiators. Oak wood flooring.

KITCHEN 10' 4" (3.15m) x 10' 2" (3.10m):

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BEDROOM ONE 12' 9" (3.89m) x 10' 11" (3.33m):

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BATHROOM:

A contemporary three piece suite comprising; space saving panelled bath with shower over, low level w.c. and pedestal wash hand basin. Georgian style double glazed window. Chrome finish ladder style towel rail. Tiled wall surfaces. Tiled flooring.

OUTSIDE:

The property is approached via a pedestrian pathway. Neatly tended lawns.

The rear garden is laid to a low maintenance style with wall enclosures as well as rear gated access. Raised brick retained planted borders which enjoys a high degree of natural privacy.

COUNCIL TAX:

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BAND: D
CHARGE: £2,156.99
YEAR: 2024/2025

REFERENCE

S8432/LT/140524/D2

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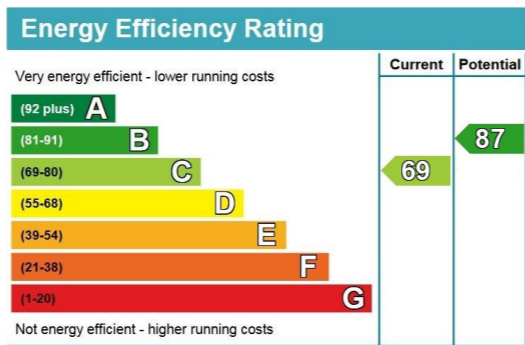
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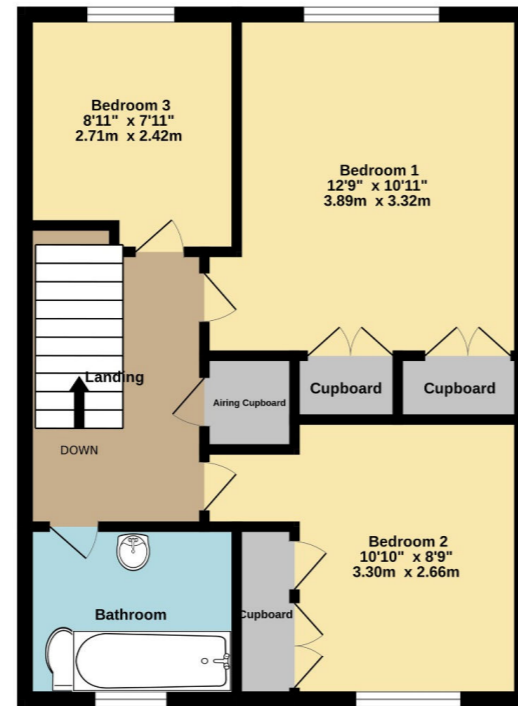
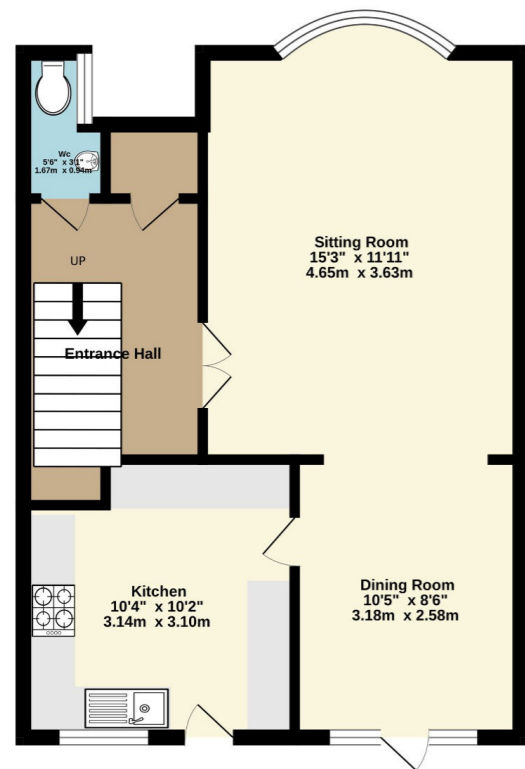
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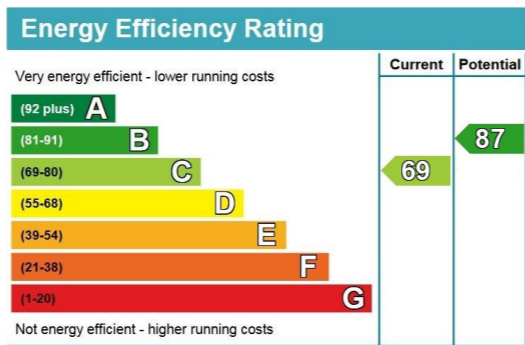
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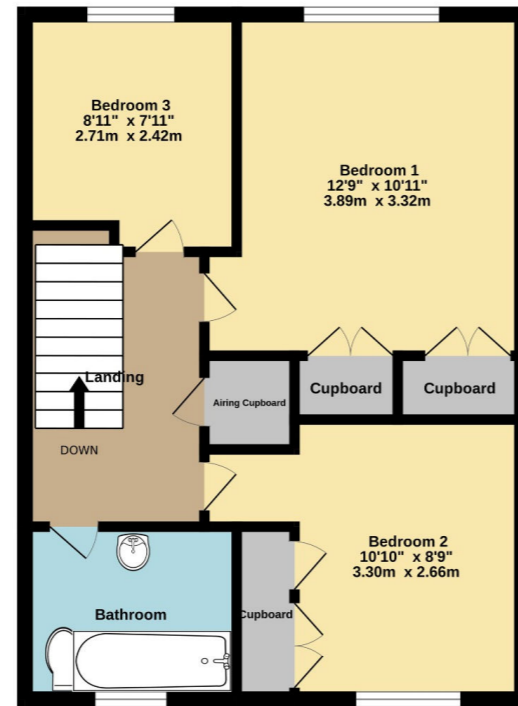
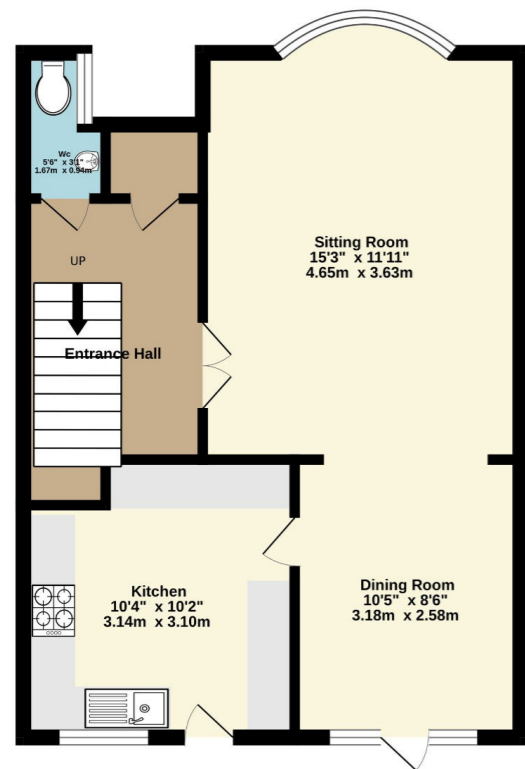
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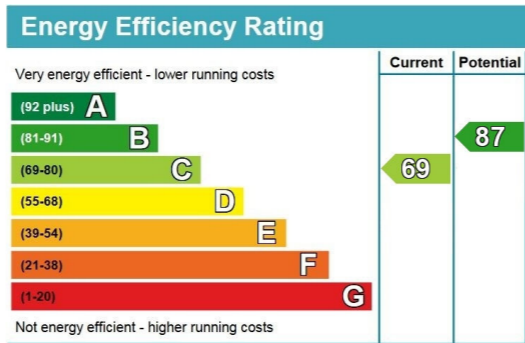
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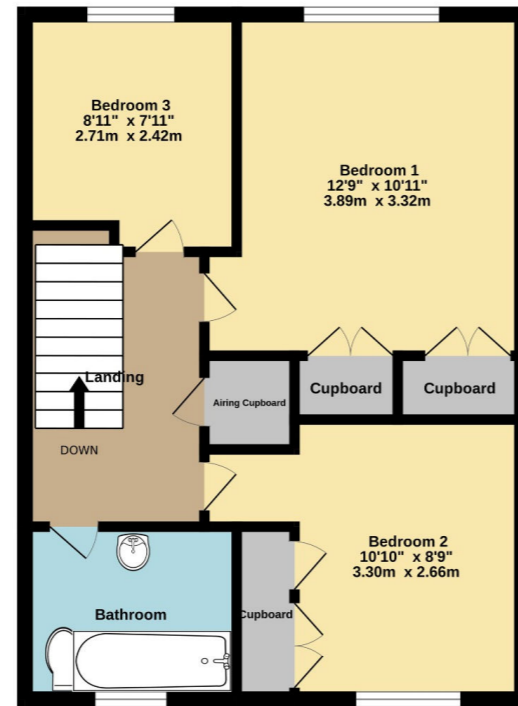
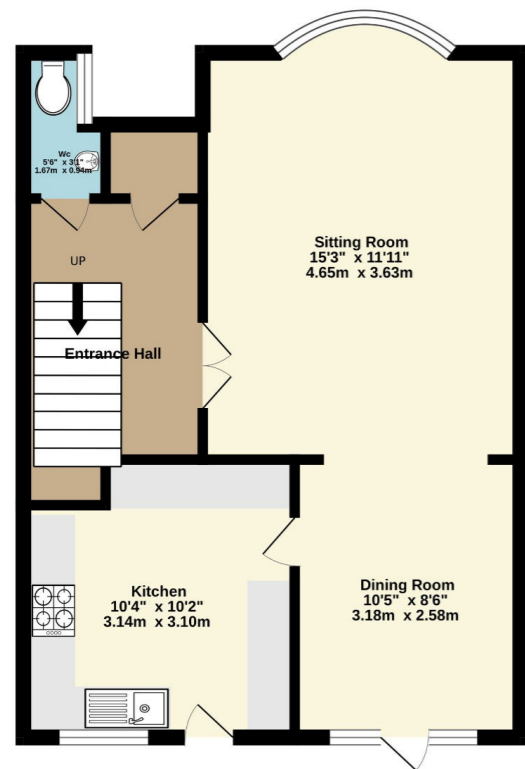
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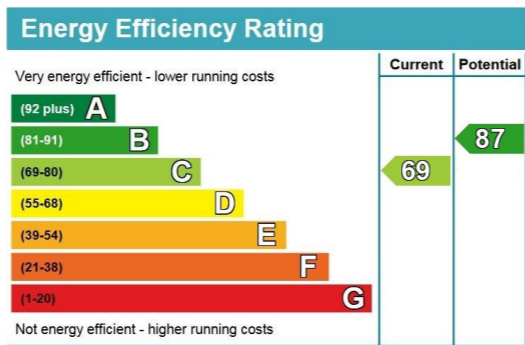
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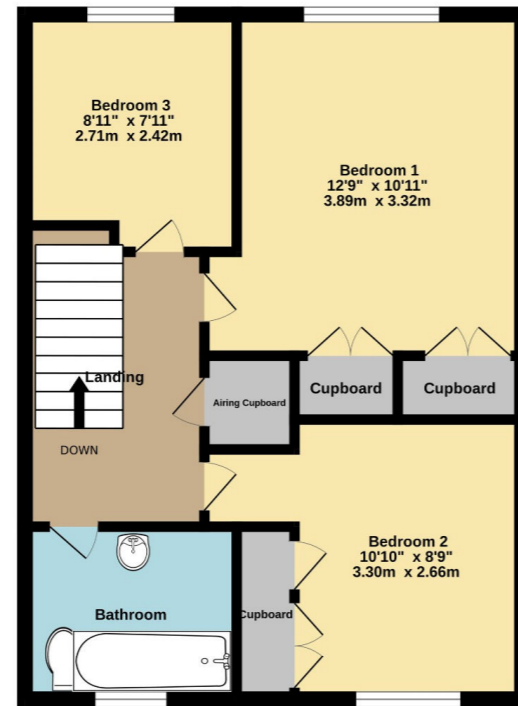
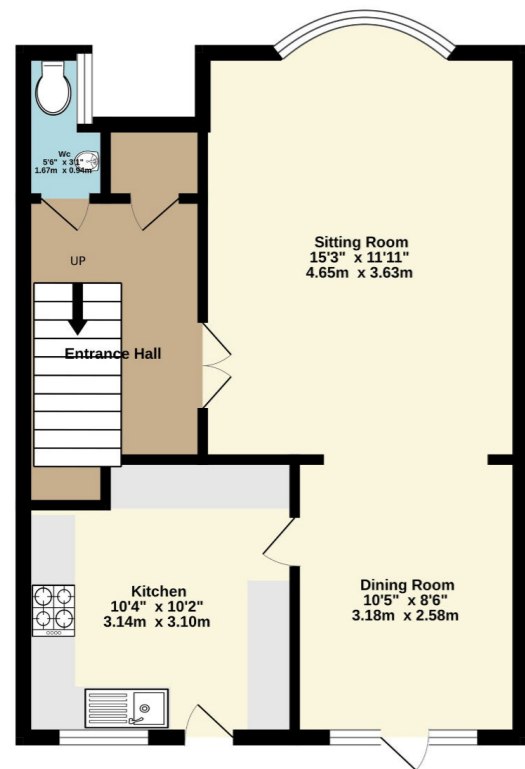
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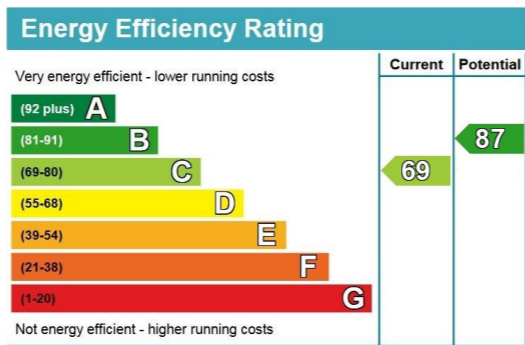
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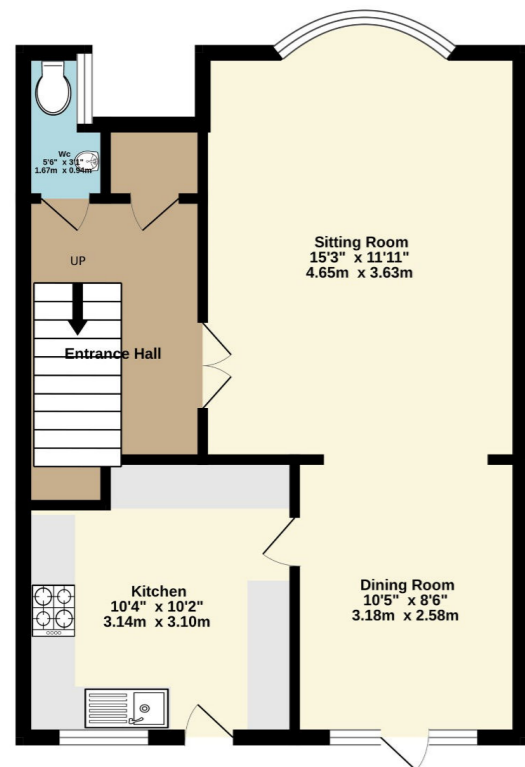
Enjoying a delightful position within close proximity to both Southampton Common and the City Centre, this particularly attractive Neo-Georgian style home is one of a number situated in this highly regarded development and is presented in first class decorative order. The welcoming reception hallway also offers the convenience of a downstairs cloakroom and the elegantly appointed sitting room is open plan to a separate dining room. The kitchen has been finished in a contemporary style with a range of integrated appliances and offers direct access to the low maintenance rear garden. The first floor continues to impress with three bedrooms as well as a contemporary finish family bathroom. Externally the immediate environment is extremely pleasant with neatly tended lawns and the rear garden has a good degree of privacy and has been laid to a low maintenance style. The property also has the advantage of a garage which is situated within a block.

LOCATION

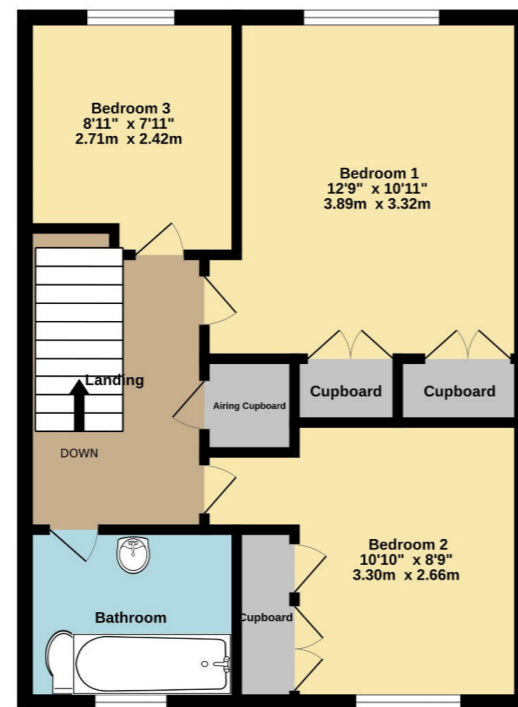
Ashridge Close is off of Northlands Road and occupies an extremely convenient and popular residential position close to Southampton Common within easy reach of Southampton city centre. All local amenities are close at hand including bus services and motorway links, popular Bedford Place with its various boutiques, bars and restaurants is also close at hand, Spinghill Primary School, Banister Infants School, St Annes and King Edward Secondary Schools are all within reach.

6 Ashridge Close, Banister Park, Southampton, SO15 2GX

Ground Floor



1st Floor



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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STORM PORCH:

Door leading to:-

ENTRANCE LOBBY:

Further door to:-

ENTRANCE HALL:

Stairs rising to first floor landing. Under stairs storage cupboard. Smooth plastered ceiling. Oakwood flooring. Access to:-

GROUND FLOOR CLOAKROOM:

Low level w.c. and wall mounted hand basin. Radiator. Obscure glazed window. Tiled flooring.

SITTING ROOM 15' 3" (4.65m) x 11' 11" (3.63m):

An elegantly appointed room which centres on a feature fireplace with gas fire. Georgian style bow window to front elevation. Double internal doors leading from entrance hall. Oak wood flooring. Open plan archway leading to:-

DINING ROOM 10' 5" (3.17m) x 8' 6" (2.59m):

Patio double glazed doors leading to rear elevation. Two radiators. Oak wood flooring.

KITCHEN 10' 4" (3.15m) x 10' 2" (3.10m):

A comprehensive range of eye and base level units to include Villeroy & Boch single drainer sink unit with mixer tap fitting. Built-in oven with gas hob and extractor hood over. Integrated wine cooler. Suitable space and plumbing for automatic washing machine, integrated dishwasher. Tiled splash backs. Georgian style double glazed door and window to rear garden. Downlighters to worktop surfaces and downward integrated lighting within kick boards. Tiled flooring.

FIRST FLOOR LANDING:

Access to roof space. Airing cupboard housing hot water tank and linen shelving.

BEDROOM ONE 12' 9" (3.89m) x 10' 11" (3.33m):

Georgian style double glazed window. Two radiators. Built-in wardrobes providing hanging and shelf storage.

BEDROOM TWO 10' 10" (3.30m) x 8' 9" (2.67m):

Georgian style double glazed window. Radiator. Built-in wardrobes. Smooth plastered ceiling.

BEDROOM THREE 8' 11" (2.72m) x 7' 11" (2.41m)::

Georgian style double glazed window. Radiator.

BATHROOM:

A contemporary three piece suite comprising; space saving panelled bath with shower over, low level w.c. and pedestal wash hand basin. Georgian style double glazed window. Chrome finish ladder style towel rail. Tiled wall surfaces. Tiled flooring.

OUTSIDE:

The property is approached via a pedestrian pathway. Neatly tended lawns.

The rear garden is laid to a low maintenance style with wall enclosures as well as rear gated access. Raised brick retained planted borders which enjoys a high degree of natural privacy.

COUNCIL TAX:

Southampton City Council
BAND: D
CHARGE: £2,156.99
YEAR: 2024/2025

REFERENCE

S8432/LT/140524/D2

SERVICES

Mains gas, water, electricity, and 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 Pearsons Office in London Road proceed into The Avenue, turning left into Northlands Road where Ashridge Close can be found on the right hand side.