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**PEARSONS**  
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023 8023 3288  
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## 89 Stafford Road, Shirley, Southampton, Hampshire, SO15 5EE 3 bedrooms £360,000 Freehold

### DESCRIPTION

Offered for sale with no forward chain, this period, terraced property is located in the popular Shirley district close to the local high street and St. Marks School. The property is a licensed HMO and is currently laid out as such with five bedrooms over two floors. The property would also suit a purchaser looking for a spacious family home with accommodation comprising entrance hall, sitting room, family room, open plan kitchen/dining/ living room which measures over 28ft in length. Three well proportioned bedrooms on the first floor as well as bathroom and separate shower room. Externally, there is a full width dropped kerb to the front of the property for off road parking and a private rear garden. Further benefits include, double glazing and gas central heating.

### LOCATION

Stafford Road is set within the Shirley area of Southampton and is close to local shops and schools. Shirley High Street is nearby and offers a wide range of local amenities including bus services to and from the city centre. The city centre itself is a short travelling distance away as is Southampton Central train station. There are good road communications with the M27 and M3 motorway links nearby.



## 89 Stafford Road, Shirley, Southampton, Hampshire, SO15 5EE



### ENTRANCE HALL:

Coving to textured ceiling. Radiator. Stairs to first floor. Doors to all rooms.

### SITTING ROOM/BEDROOM FIVE:

Double glazed bay window to front aspect. Smooth ceiling. Radiator.

### FAMILY ROOM/BEDROOM FOUR:

Double glazed window to rear aspect. Smooth ceiling. Radiator.

### OPEN PLAN KITCHEN/DINING/LIVING AREA:

Two windows to side aspect. Double glazed window to rear aspect. Smooth ceiling. Two radiators. Wall mounted combination boiler. Single drainer sink unit with mixer tap and cupboard under. A range of matching eye level and base mounted units with roll top work surface over. Built-in oven. Fitted four ring electric hob with extractor over. Space and plumbing for washing machine. Space for fridge/freezer. Door to rear garden.

### FIRST FLOOR LANDING:

Smooth ceiling. Fixed staircase to attic room. Doors to all rooms.

### BEDROOM ONE:

Three double glazed windows to front aspect. Smooth ceiling. Radiator.

### BEDROOM TWO:

Double glazed window to rear aspect. Smooth ceiling. Radiator.

### BEDROOM THREE:

Double glazed window to rear aspect. Smooth ceiling. Three radiators.

### BATHROOM:

Obscure glass window to side aspect. Low level flush w.c., wash basin with mixer tap and panel enclosed bath with mixer tap and shower attachment. Radiator.

### SHOWER ROOM:

Double glazed obscure glass window to side aspect. Smooth ceiling. Vanity wash basin with cupboard under, low level flush w.c. and tiled shower cubicle. Radiator.

### OUTSIDE:

The front garden has a driveway laid to block paviour offering parking for one vehicle. Path to main entrance door.

The rear garden is principally laid to lawn with paved patio seating area. Garden shed. Gated pedestrian access to the rear.

### COUNCIL TAX

**Southampton City Council**

BAND: C

CHARGE: £1,917.33

YEAR: 2024/2025

### REFERENCE

S8531/SD/231024/D1

### SERVICES

Mains gas, water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. 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, head into Carlton Crescent and proceed to the end. Turn right and continue to the traffic lights. Turn left onto Archers Road. Proceed to the traffic lights at the junction with Hill Lane. Proceed straight across the lights joining onto Howard Road. Proceed down Howard Road till you'll find Stafford Road located on the right hand side of the road.