



Lumsden Avenue  
Shirley  
Southampton  
SO15 5EJ

Guide Price £350,000



Lumsden Avenue  
Southampton  
Shirley  
SO15 5EJ

**KEY FEATURES:**

- › CHARACTER THREE BEDROOM SEMI DETACHED HOUSE
- › FULLY REFURBISHED THROUGHOUT TO A HIGH STANDARD
- › SOUGHT AFTER LOCATION
- › FANTASTIC SIZE AND CONDITION THROUGHOUT
- › THREE RECEPTION ROOMS
- › MODERN KITCHEN AND BATHROOM
- › DOWNSTAIRS W/C



**BEAL'S**  
The Independent Estate Agents & Surveyors  
Est. 1995



## INTRODUCTION

Situated in the sought after road of Lumsden Avenue which is just a stone throw away from Shirley high street, is this three bedroom Character house. The property has been fully refurbished throughout to a very high standard and now offers Character features but with a modern twist. There are three reception rooms, A newly refitted Kitchen overlooking the garden, Family bathroom and downstairs W/C and three double bedrooms. The property also benefits from a block paved driveway giving off road parking and rear garden.

## INTERNALLY

you are greeted by a spacious entrance hall with stairs leading up to the first floor, there are doors to the lounge, sitting room, dining room and cloakroom. The lounge is to the front of the property and has a large bay window which floods in natural light and an original feature fireplace with a large ornate wooden mantle, the sitting room is to the rear and has double glazed French doors that lead out into the garden and a feature ornate fireplace. The dining room is just off of the Kitchen and has a double glazed window that overlooks the garden. The kitchen has been refitted with modern Gloss white Handleless base and eye level units and wood effect worktops and upstands over, there is an integrated dishwasher, washing machine and fridge freezer as well as a fitted stainless steel oven and gas hob with extractor hood over. On the first floor the landing has doors to all three bedrooms and the family bathroom. The master bedroom has a large double glazed bay window to the front aspect, Bedroom two and three are both to the rear of the property and have double glazed windows overlooking the garden. The family Bathroom has been fully refitted with a modern white suite comprising Bath with electric shower over, pedestal wash hand basin and low level W/C. There are tiled splashbacks, decorative tiled floor and bath panel and a double glazed window to the front aspect.



## EXTERNALLY

the front of the property is mainly laid to block paving providing off road parking which is enclosed by dwarf walling, there is a side pathway with a gate that gives side access to the rear garden. The rear garden is enclosed by a wall, mainly laid to lawn

## LOCATION

Situated in Shirley, this property offers easy access to the popular shopping area of Shirley High Street which benefits from a range of chain stores including Sainsbury's, Iceland, Wilkinson's, Lidl and a number independent retailers. There is a range of public transport on offer including rail travel from Southampton Central Station and Millbrook train station. The M3 can be accessed through Winchester Road and Bassett Avenue and the M27 can be accessed via Millbrook Road, leading onto the M271. Southampton is an historic port city on England's south coast which offers a range of shopping and leisure facilities including Ocean Village, West Quay, the Cultural Quarter, Mayflower Theatre and the Civic Centre including the Titanic Museum.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

#### LOUNGE

16' 05" x 12' 01" (5m x 3.68m)

#### SITTING ROOM

13' 10" x 10' 00" (4.22m x 3.05m)

#### DINING ROOM

13' 10" x 9' 00" (4.22m x 2.74m)

#### KITCHEN

10' 10" x 8' 00" (3.3m x 2.44m)

#### BEDROOM ONE

16' 01" x 12' 01" (4.9m x 3.68m)

#### BEDROOM TWO

13' 04" x 10' 01" (4.06m x 3.07m)

#### BEDROOM THREE

13' 11" x 9' 00" (4.24m x 2.74m)

#### BATHROOM

7' 00" x 6' 00" (2.13m x 1.83m)

#### OFFER CHECK PROCEDURE

If you are considering making an offer on this property, our clients will require confirmation of your status. We have therefore adopted an offer check procedure which involves our Financial Adviser verifying your position. To enable our compliance with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we shall require two forms of identification, one showing proof of name, the other showing proof of address. This will be required before any sale can commence.

#### CONVEYANCING REFERRAL SERVICES

Beal's refer Conveyancing Services to Move With Us Limited who have a panel of solicitors to instruct. Beal's will only be paid a referral fee upon sign up and completion of any conveyancing services. The average revenue per referral is 384 made of Completion fees, Incentives, DC/JS Extras, Search commission and ID commission. It is your decision whether you choose to deal with Move With Us Limited and the solicitor they instruct.

#### CONTACT US

Shirley Office

#### TELEPHONE

023 8070 4321

#### EMAIL

shirley@beals.co.uk

#### ADDRESS

343 Shirley Road, Southampton, Hampshire, SO15  
3JD