



**Connells**

Elmsleigh Gardens  
Southampton



### Property Description

Situated in one of the most desirable roads in Bassett, Connells are delighted to welcome to the market this 1930's style three bedroom detached property located within the highly desirable road of Elmsleigh Gardens. This property offers fantastic potential and in our opinion, would make the perfect family home or investment purchase. The property comprises a spacious entrance hall, separate and spacious lounge with direct access out to the stunning rear garden, dining room and kitchen. Furthermore, the first floor of the property has three good sized bedrooms, bathroom with a separate upstairs cloakroom. Additional benefits to the property are ample off road parking, double glazing, gas central heating and a private and spacious westerly facing rear garden with side access. Offered with no forward chain, a viewing is highly recommended to truly appreciate the accommodation and the position of the property we have to offer here on Elmsleigh Gardens.



Bassett is a highly sought-after residential area due to the close proximity of the University campus that provides numerous facilities including the Jubilee sports complex, which has an indoor swimming pool. The Common, Sports Centre and City golf course are within a short distance and provide excellent recreational open space and offers fantastic access to the M27/M3 motorway network.

## Entrance Hallway

## Lounge

13' 1" x 11' 10" ( 3.99m x 3.61m )

## Dining Room

13' 2" x 11' 1" ( 4.01m x 3.38m )

## Kitchen

9' 1" x 9' ( 2.77m x 2.74m )

## Stairs Leading To Landing

## Bedroom 1

14' 9" x 11' 10" ( 4.50m x 3.61m )

## Bedroom 2

13' 1" x 11' 3" ( 3.99m x 3.43m )

## Bedroom 3

10' 10" x 9' 2" ( 3.30m x 2.79m )

## Bathroom

7' 7" x 4' 8" ( 2.31m x 1.42m )

## Cloakroom

## Garage

32' 3" x 8' 8" ( 9.83m x 2.64m )

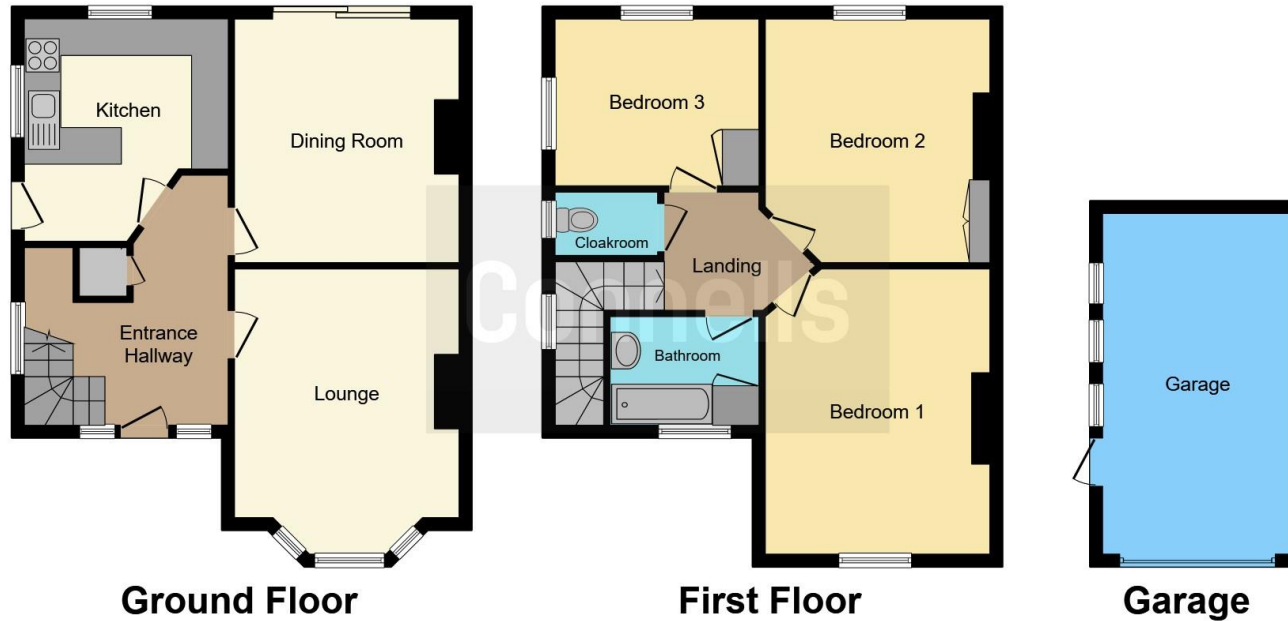
## Agents Note

The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential time frames involved.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: E**

**view this property online [connells.co.uk/Property/SSR310845](http://connells.co.uk/Property/SSR310845)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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