



**Connells**

Aldermoor Avenue  
Southampton





### Property Description

Situated in the highly sought after residential area of Aldermoor, Connells are delighted to welcome to the market this three bedroom end of terrace property on Aldermoor Avenue. This family home occupies a corner plot and offers an abundance of potential. The propriety comprises a spacious lounge, kitchen/dining room, utility room, downstairs W/C, three good sized bedrooms and a family bathroom. Externally the property uniquely enjoys a wrap-around garden to front, side and rear, and driveway parking for 2 cars. In addition the property benefits from gas central heating and double glazing. An early viewing is highly recommended to truly appreciate the accommodation we have on offer here on Aldermoor Avenue.

With bus stops and a mainline train station in Southampton, there is easy access to public transport. The property is within close proximity to Southampton General Hospital, local schools and parks. Within a short drive is access to motorway links to the M27 and M3.



**Hall**

**Lounge**

22' 1" x 11' 6" ( 6.73m x 3.51m )

**Dining Room**

11' 8" x 9' 9" ( 3.56m x 2.97m )

**Kitchen**

15' 8" x 7' 3" ( 4.78m x 2.21m )

**Utility Room**

9' 3" x 5' 5" ( 2.82m x 1.65m )

**W / C**

**Stairs Leading To Landing**

**Bedroom 1**

10' 6" x 9' 9" ( 3.20m x 2.97m )

**Study / Dressing Room**

7' 4" x 7' 9" ( 2.24m x 2.36m )

**Bedroom 2**

12' x 11' 7" ( 3.66m x 3.53m )

**Bedroom 3**

11' 9" x 10' 7" ( 3.58m x 3.23m )

**Bathroom**















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: Awaited**

Tenure: Freehold

**view this property online [connells.co.uk/Property/SSR310899](http://connells.co.uk/Property/SSR310899)**



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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