



Connells

Larch Road  
Southampton





### Property Description

Situated in the highly sought after location of Coxford, Connells are delighted to bring to the market this a three bedroom semi-detached property. The property is in great condition and would make the perfect family home. The house comprises a lounge, kitchen, downstairs bathroom, separate W.C and three good sized bedrooms. Further benefits of the property are recently installed modern boiler and radiators, double glazing and the property has a private and enclosed rear garden with side access and recently fitted decking. A viewing is highly recommended to truly appreciate the accommodation we have to offer here on Larch Road.

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.

## Entrance

## Lounge

14' 4" x 11' 9" ( 4.37m x 3.58m )

## Kitchen

7' 1" x 16' 3" ( 2.16m x 4.95m )

## Bathroom

## W . C

Stairs Leading To Landing

## Bedroom 1

11' 8" max x 10' 6"  
( 3.56m max x 3.20m )

## Bedroom 2

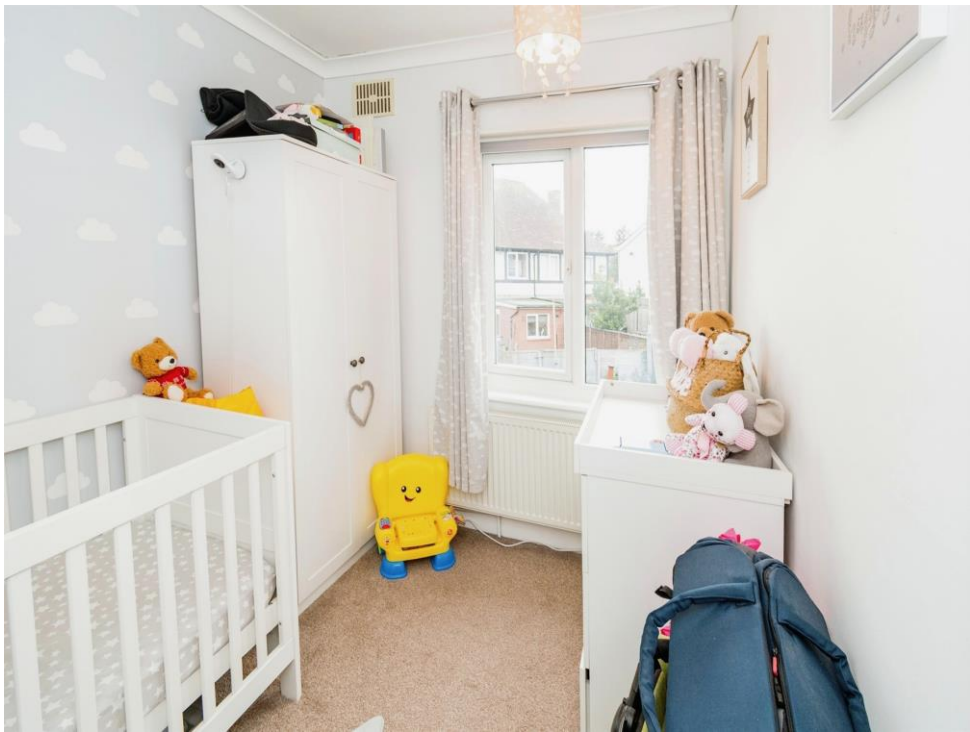
12' 1" x 7' 2" ( 3.68m x 2.18m )

## Bedroom 3

7' 4" x 8' 6" ( 2.24m x 2.59m )



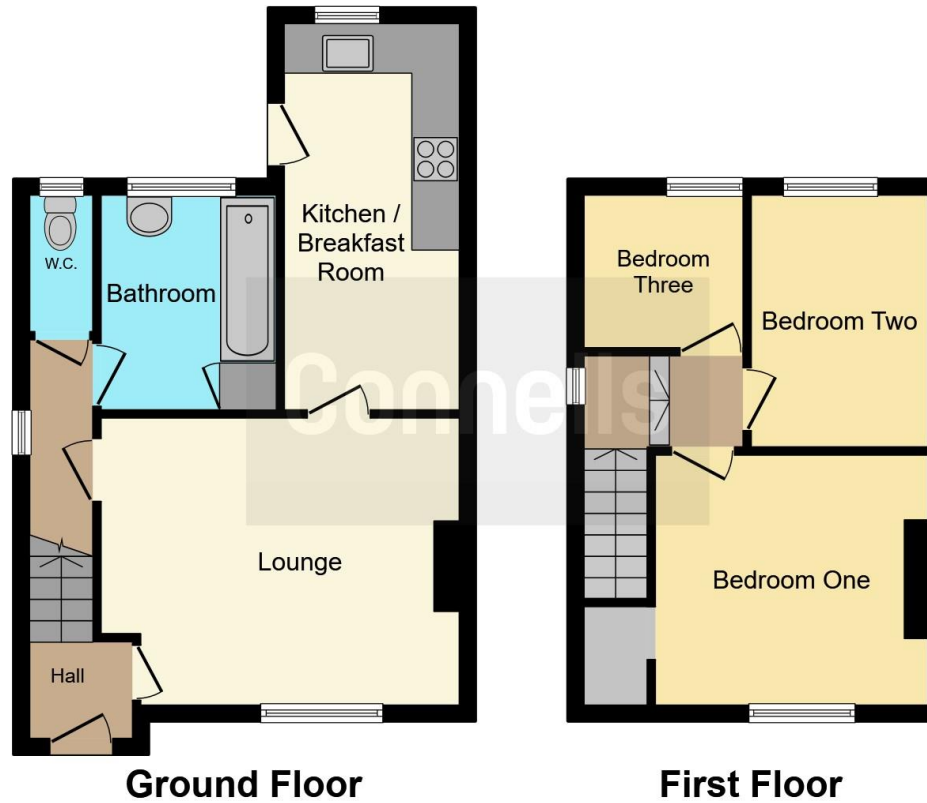












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties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

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/SSR310997](http://connells.co.uk/Property/SSR310997)**

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.

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