



**Connells**

Kingsley Road  
Southampton



### Property Description

Situated in one of the most desirable roads in Shirley, Connells are delighted to offer this two bedroom mid-terraced house located in the highly sought after location of Kingsley Road. This property would make the ideal investment opportunity or family home and comprises an open plan lounge/dining room, kitchen, two bedrooms, bathroom. The property also benefits from double glazing, gas heating and a private enclosed southerly facing rear garden with rear access. A viewing is highly recommended to truly appreciate the accommodation we have to offer.

The property is very close to the local amenities, bus routes to Southampton City Centre and Southampton General Hospital, local swimming pool and doctors surgery.



## Hall

## Lounge

12' 6" x 10' 7" ( 3.81m x 3.23m )

## Dining Room

12' 6" x 11' 6" ( 3.81m x 3.51m )

## Kitchen

12' 7" x 8' 4" ( 3.84m x 2.54m )

## Stairs Leading To Landing

## Bedroom 1

14' max x 11' 1" ( 4.27m max x 3.38m )

## Bedroom 2

11' 9" x 8' 8" ( 3.58m x 2.64m )

## 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: E**

Tenure: Freehold

**view this property online [connells.co.uk/Property/SSR310999](https://www.connells.co.uk/Property/SSR310999)**



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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