



**Connells**

Sheldrake Gardens  
Southampton



#### Property Description

Connells are delighted to offer this three/four bedroom mid-terrace property situated in the highly sought after location of Lordswood. The property which would make a fantastic first time buy or an investment purchase and the ground floor comprises of a very spacious sitting room, separate kitchen/diner, downstairs study/fourth bedroom, conservatory and a downstairs toilet. Further benefits upstairs are three well positioned bedrooms and a four piece bathroom suite. The property also benefits from gas central, double glazing, hard standing area to the rear which can be used as off road parking and a large paved front garden. A viewing is highly recommended to truly appreciate the accommodation and the location of the property that we have on offer here on Sheldrake Gardens.



The property is situated within the popular Lordswood area of Southampton having many local amenities within close proximity including supermarkets, shops, Southampton sports centre with excellent road links to the city of Southampton and the motorways of the M3 and M27.

**Entrance Hall**

**W / C**

**Study / Bedroom 4**

14' 7" x 5' 8" ( 4.45m x 1.73m )

**Kitchen / Diner**

13' 5" x 8' 8" ( 4.09m x 2.64m )

**Inner Hall**

**Lounge**

15' 2" x 13' 3" ( 4.62m x 4.04m )

**Conservatory**

17' 6" x 9' ( 5.33m x 2.74m )

**Stairs Leading To Landing**

**Bedroom 1**

11' 9" x 12' 8" max  
( 3.58m x 3.86m max )

**Bedroom 2**

9' 9" x 9' 7" ( 2.97m x 2.92m )

**Bedroom 3**

8' 7" x 8' 8" ( 2.62m 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: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/SSR311000](http://connells.co.uk/Property/SSR311000)**



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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