



Connells

South Mill Road
Southampton



Property Description

Situated in one of the most popular roads in Regents Park, Connells are delighted to bring to the market this three bedroom semi-detached property on South Mill Road. This property has the potential to make an ideal family home and comprises an open living room, kitchen with direct access to the dining room, downstairs cloakroom, conservatory with access to a fantastic southerly facing rear garden. Furthermore the upstairs benefits from three good sized bedrooms and a three piece shower suite. The property also comprises of double glazing, gas central heating, off road parking and a viewing is truly encouraged to appreciate the location and accommodation that we have on offer on South Mill Road. This property is being offered with no forward chain.

This spacious family home is located within walking distance of Shirley high street which offers a wide range of shops, restaurants with take away and eat in options as well as supermarkets. The location of this property in Regents Park is convenient for access to the motorway with the M271 leading to the M27 just a 3 minute drive away, making this property perfect for commuters. Less than a 10 minute drive lies Westquay shopping centre with a wide array of shops, cafes, restaurants and entertainment. Walking distance to many open green spaces with Southampton Common just another 10 minute drive from the property, offering large open green areas as well as play areas for relaxation and exercise.



Porch

Hall

Living Room

15' 1" x 11' 2" (4.60m x 3.40m)

Kitchen

10' 7" x 9' 9" (3.23m x 2.97m)

Dining Room

10' 6" x 7' (3.20m x 2.13m)

Conservatory

12' 4" x 6' 3" (3.76m x 1.91m)

W / C

Stairs Leading To Landing

Bedroom 1

15' 1" max x 11' 2" max
(4.60m max x 3.40m max)

Bedroom 2

10' 7" x 9' 9" (3.23m x 2.97m)

Bedroom 3

11' 3" x 6' 6" (3.43m x 1.98m)

Shower Room









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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/SSR311112



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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