



**Connells**

Sydney Road  
Southampton





### Property Description

Connells are pleased to bring to the market this spacious two bedroom mid-terrace property in the highly desirable location of Shirley, close to Southampton General Hospital, Shirley High Street and the local schools. This property has the potential to be a fantastic starter home or an investment purchase. The property comprises of a lounge/diner, kitchen, two double bedrooms and an upstairs bathroom. The property also benefits from gas central heating, double glazing, potential for two permits (subject to council approval) and a stunning, private and enclosed rear garden. This property is being offered with no forward chain.



Situated in Shirley, this property offers easy access to the city centre as well as the popular shopping area of Shirley High Street. There is a range of public transport on offer including rail travel from Southampton Central Station and Millbrook train station. The M3 can be accessed through Winchester Road and Bassett Avenue and the M27 can be accessed via Millbrook Road, leading onto the M271.

## Hall

## Lounge

11' 9" x 9' 7" ( 3.58m x 2.92m )

## Dining Room

12' 1" x 10' 3" ( 3.68m x 3.12m )

## Kitchen

8' 5" x 7' 9" ( 2.57m x 2.36m )

## Stairs Leading To Landing

## Bedroom 1

12' 9" x 9' 9" ( 3.89m x 2.97m )

## Bedroom 2

11' 4" x 7' 7" ( 3.45m x 2.31m )

## Bathroom

7' 9" x 5' 4" ( 2.36m x 1.63m )















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](http://www.focalagent.com)

To view this property please contact Connells on

**T 02380 789 351**  
**E [shirley@connells.co.uk](mailto:shirley@connells.co.uk)**

409 Shirley Road Shirley  
 SOUTHAMPTON SO15 3JD

**EPC Rating: C**

**view this property online [connells.co.uk/Property/SSR310911](http://connells.co.uk/Property/SSR310911)**

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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Property Ref: SSR310911 - 0004

Awaiting Photograph