



**Connells**

Burgess Road  
Southampton





### Property Description

Situated in one of the most desirable roads in Swaythling, close to Southampton Common, the University and General hospital, Connells are delighted to present to the market this fantastic three bedroom semi-detached property located on Burgess Road. This traditional 1930s property offers fantastic potential and in our opinion, would make the perfect family home. The property comprises a separate sitting room, dining room with direct access out onto the rear garden and a separate kitchen fitted in 2020. Further benefits on the first floor are two double bedrooms, a single bedroom and a very modern shower room. Additional benefits to the property are ample on street parking, double glazing, gas central heating, loft space and a generously sized private garden with side access. This property also boasts an excellent location that offers easy access to a variety of amenities. A viewing is highly recommended to truly appreciate the accommodation we have to offer here on Burgess Road.



Swaythling is a highly sought-after residential area due to the close proximity of the University campus that provides numerous facilities including the Jubilee sports complex which has an indoor swimming pool. The Common, Sports Centre and City golf course are within a short distance and provide excellent recreational open space and offers fantastic access to the M27/M3 motorway network.

## Porch

## Hall

## Sitting Room

12' 7" into bay x 10' 11"  
max ( 3.84m into bay x  
3.33m max )

## Dining Room

13' 3" x 11' 1" max  
( 4.04m x 3.38m max )

## Kitchen

9' 9" x 6' 9" ( 2.97m x  
2.06m )

## Stairs Leading To Landing

## Bedroom 1

13' 3" x 11' 3" ( 4.04m x  
3.43m )

## Bedroom 2

12' 2" into bay x 11' 3"  
max ( 3.71m into bay x  
3.43m max )

## Bedroom 3

7' 7" x 6' 7" ( 2.31m x  
2.01m )

## Shower Room



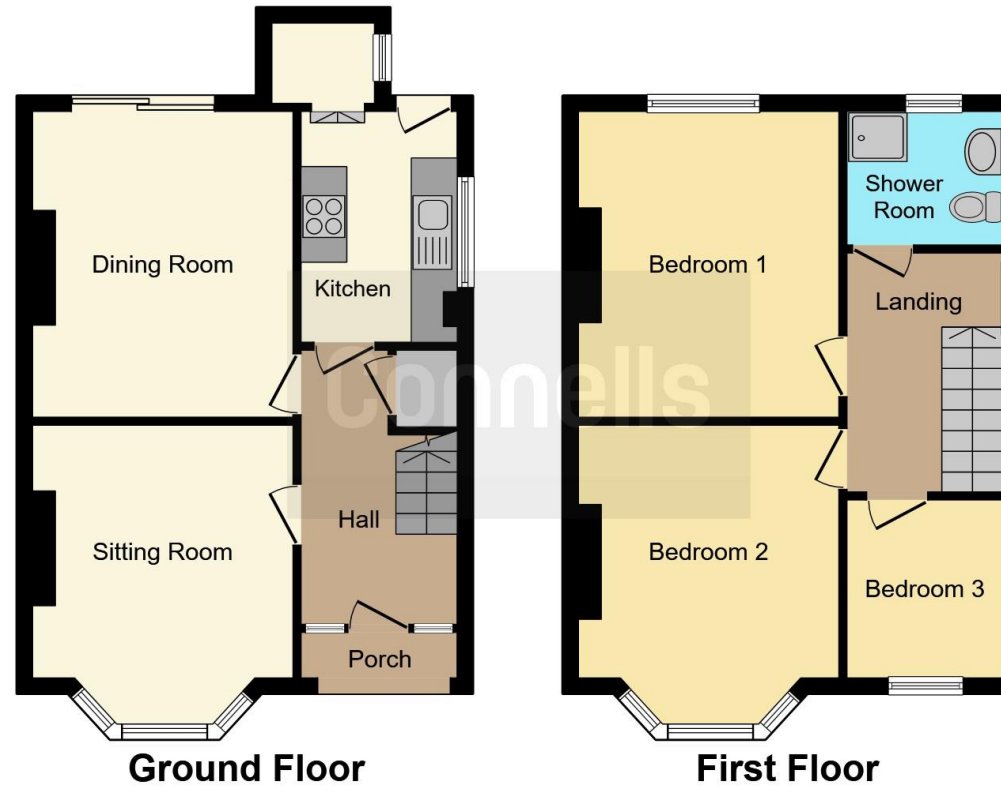












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/SSR311295](http://connells.co.uk/Property/SSR311295)**

Tenure: Freehold



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