



Connells

Newlands Avenue
Southampton



Property Description

Connells are delighted to offer this three bedroom semi-detached character property in the highly popular location of Shirley, very close to the local amenities, Southampton Common and Southampton General Hospital. The property comprises a very spacious lounge, dining room, kitchen, utility room with plumbing and storage area, three good sized bedrooms and a three piece bathroom suite. The property also benefits double glazing and a generously sized rear garden that has direct access from the dining and utility rooms, as well as side access from the front of the property. This character property has the potential to become the perfect family home and a viewing is highly recommended to truly appreciate the property we have to offer here on Newlands Avenue. This property is being offered with no forward chain.

Shirley is a very popular location with its close proximity to Southampton Common, Southampton Central Station, General Hospital and access in and out of Southampton itself. The property is easily assessable to local schools and is within walking distance of the local swimming pool.

Hall

Lounge

12' 7" into bay x 13' 5" max (3.84m into bay x 4.09m max)

Dining Room

14' 1" max x 10' 4" max (4.29m max x 3.15m max)

Kitchen

12' max x 9' 6" max (3.66m max x 2.90m max)

Utility Room

8' x 6' 9" (2.44m x 2.06m)

Storage

4' 2" x 4' 9" (1.27m x 1.45m)

Stairs **Leading** **To**
Landing

Bedroom 1

13' 3" max x 13' 5" max (4.04m max x 4.09m max)

Bedroom 2

13' 9" max x 10' 4" max (4.19m max x 3.15m max)

Bedroom 3

9' 7" max x 12' 1" max (2.92m max x 3.68m max)

Bathroom

6' 4" x 4' 9" (1.93m x 1.45m)









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: F

view this property online connells.co.uk/Property/SSR311250

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.

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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