



Connells

Amphill Road
Southampton



Property Description

Situated in one of the most desirable roads in Shirley, Connells are delighted to offer this three bedroom semi-detached property on Amphill Road. This property would make the ideal investment opportunity or family home and comprises a lounge, kitchen, separate dining room, conservatory, three bedrooms and shower room. The property also benefits from gas central heating, double glazing and a private enclosed rear garden with rear access. A viewing is highly recommended to truly appreciate the location and the size of the property we have to offer here on Amphill Road.

The property is very close to the local amenities, bus routes to Southampton City Centre and Southampton General Hospital, local swimming pool and doctors surgery.



Hall

Lounge

14' 7" x 12' 5" (4.45m x 3.78m)

Kitchen

9' 1" x 10' 3" (2.77m x 3.12m)

Dining Room

10' 9" x 12' 5" (3.28m x 3.78m)

Conservatory

11' 3" x 10' 6" (3.43m x 3.20m)

Stairs Leading To Landing

Bedroom 1

15' x 12' 5" (4.57m x 3.78m)

Bedroom 2

12' 6" x 10' 1" (3.81m x 3.07m)

Bedroom 3

9' 2" x 6' 7" (2.79m x 2.01m)

Shower Room

9' 4" x 4' 5" (2.84m x 1.35m)









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: D

Tenure: Freehold

view this property online connells.co.uk/Property/SSR309730



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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