



**Connells**

Edward Road  
Southampton



### Property Description

Connells are delighted to bring to market this two-bedroom mid-terraced house, offering a fantastic opportunity for those looking to create their dream home. Situated in a convenient location close to local amenities, this property is perfect for first-time buyers or investors.

While the house is in need of some modernisation, it presents an excellent blank canvas for you to update and personalize according to your tastes. The layout includes a cozy living area and two well-sized bedrooms, providing room for comfort and relaxation. The property features a three-piece shower room, which offers a functional space ready for your personal touch. The garden area is a great size to have a greenhouses, a vegetable patch and a relaxing area all at once.

For those with school-age children, the proximity to a primary school is a great advantage. Additionally, the house is well-served by regular bus services, ensuring easy access to the surrounding areas. On-road parking is available, and commuters will appreciate the ample road access to both the M3 and M27, making travel to and from the property straightforward. The local area is rich with amenities, including shops, cafes, and essential services, providing everything you need within easy reach.

Don't miss this excellent opportunity to transform this charming house into a modern home that suits your lifestyle. Contact us today to arrange a viewing and see the potential this property has to offer!

## Hallway

## Lounge

3' 1" Max x 10' 6" ( 3.99m Max x 3.20m )

## Dining Room

11' 1" x 10' 6" ( 3.38m x 3.20m )

## Kitchen

8' 1" x 8' 5" ( 2.46m x 2.57m )

## Stairs Leading To First Floor

## Bedroom 1

16' 6" Max x 10' 5" ( 5.03m Max x 3.17m )

## Bedroom 2

11' 1" x 10' 3" ( 3.38m x 3.12m )

## Shower Rooms

8' 8" x 7' 9" ( 2.64m x 2.36m )









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: C**

**view this property online [connells.co.uk/Property/SSR310536](http://connells.co.uk/Property/SSR310536)**

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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