



Connells

Melrose Road
Southampton



Property Description

Connells are happy to bring to market this charming and spacious three-bedroom detached house, brimming with potential and situated in a quiet, highly sought-after area of Upper Shirley.

The property boasts a driveway, offering secure off-road parking. Inside, the house features a generously sized living room filled with natural light, perfect for family gatherings and entertaining. The dining room and breakfast room provides a versatile space for meals and socialising. The kitchen offers a practical layout and ample storage potential. A convenient downstairs W/C enhances the home's functionality. While, upstairs, the property comprises three well-proportioned bedrooms, each with its own unique charm. The shower room and separate toilet provide convenience for family on the first floor. The well-sized, enclosed back garden is a highlight of the property, with space and opportunity for whatever you'd like.



This home is ideally located close to shops and amenities, with a doctor's surgery and dentist surgery just a short walk away. It is also near a sixth form college and multiple secondary schools, making it perfect for families. Pet owners will appreciate the proximity to several veterinary clinics. For fitness enthusiasts, a short walk leads to a local gym, and Southampton Common is right on your doorstep, with Southampton Sports Centre not a far drive.

Lounge

12' 8" x 12' 4" (3.86m x 3.76m)

Dining Room/Kitchen

13' 5" x 11' 8" (4.09m x 3.56m)

Utility

9' 8" x 7' 9" (2.95m x 2.36m)

Bedroom 1

14' 2" x 11' 6" (4.32m x 3.51m)

Bedroom 2

13' 5" x 10' 7" (4.09m x 3.23m)

Bedroom 3

10' x 7' 9" (3.05m x 2.36m)

Shower Room

6' 9" x 4' 7" (2.06m x 1.40m)

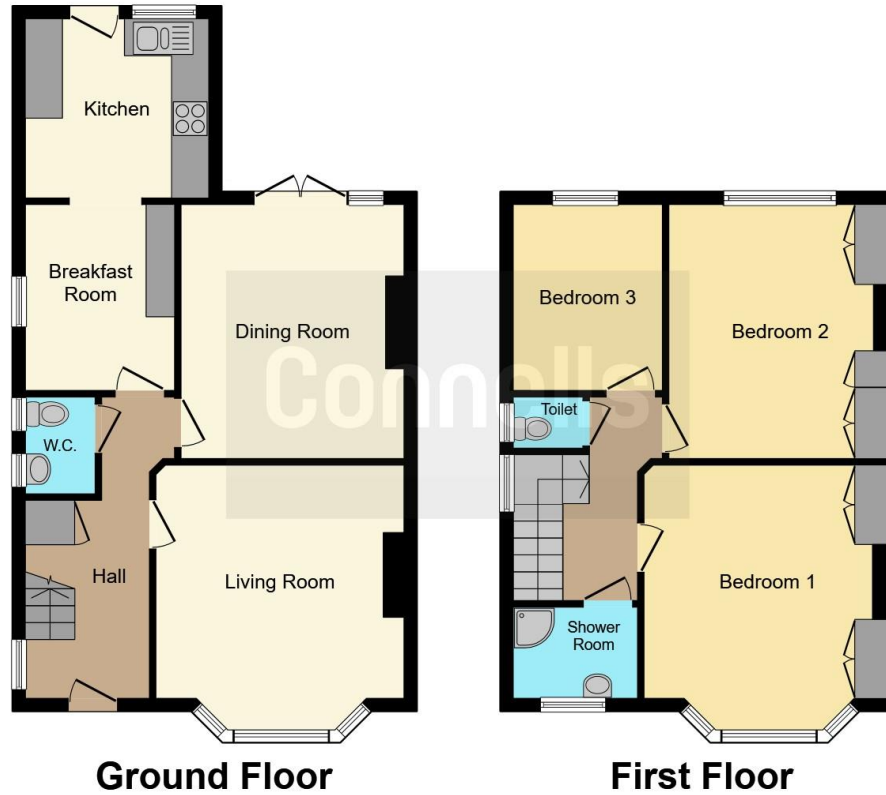
Garage

16' 4" x 8' 7" (4.98m x 2.62m)









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

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EPC Rating: E

view this property online connells.co.uk/Property/SSR311203

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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