



Connells

Paynes Road
Southampton



Property Description

Connells are delighted to bring to market this late 1800's spacious Victorian house, located centrally between Southampton's most popular shopping high streets. From clothing to groceries, to something luxury, you're covered with this location. For those with demanding work travels, several schools are nearby, there are two train stations within walking distance, and easy access onto the M27.

With a good sized driveway to the front, this property allows you and even some company to relax while your car is parked safely off road. As you step in to this beautiful property you'll find a spacious living room, complimented by a large bay window. With ample space to add your own personal touch to the room, and bursting with opportunities, this living room can become your dream! With the dining room just next door, and built in storage, this makes it the perfect space to host or entertain guests and friends. With the kitchen just the other side, adds to the practicality and ease of cooking and presenting a beautiful home cooked meal to the family or guests. The landing upstairs has easy access to three spacious bedrooms, three-piece bathroom and the loft space above. It's insulated and partly boarded, meaning easy and safe access for extra storage.

Outside is a generously-sized versatile garden. This makes this the perfect garden for all, you can sunbathe and grow plants while also having a stable ground for furniture so you can dine relax without any troubles.

Porch

Hallway

Living Room

14' 9" x 12' 5" (4.50m x 3.78m)

Dining Room

12' 3" x 10' 1" (3.73m x 3.07m)

Kitchen

14' 6" x 8' 4" (4.42m x 2.54m)

Stairs Leading To First Floor

Landing

Access to Loft Space - Insulated and Partly Boarded

Bedroom 1

15' 2" x 15' 4" (4.62m x 4.67m)

Bedroom 2

12' 7" x 10' (3.84m x 3.05m)

Bathroom

4' 4" x 6' 8" (1.32m x 2.03m)

Bedroom 3

8' 5" x 7' 3" (2.57m x 2.21m)









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

T 02380 789 351
E shirley@connells.co.uk

409 Shirley Road Shirley
 SOUTHAMPTON SO15 3JD

EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR311415

This is a Leasehold property with details as follows; Term of Lease 1000 years from 25 Mar 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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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