



**Connells**

Olive Road  
SOUTHAMPTON



## Property Description

Connells proudly presents a fantastic opportunity in the highly sought-after area of Coxford. This charming three-bedroom semi-detached property, located within walking distance of Southampton General Hospital, is the ideal family home.

The ground floor offers a spacious living room perfect for family gatherings, a modern kitchen featuring ample storage and a convenient breakfast bar. Adjacent to the kitchen, you'll find a separate W/C and bathroom, and a delightful sunroom, perfect as a playroom or even a dining room for socialising.

Upstairs, the property boasts three bedrooms all with neutral decor and modern touches, like large windows, to fill the room with natural light and laminate flooring to make it easy-to-clean and ideal with little ones running around.

Additional benefits of this home include double-glazed windows, gas central heating, an enclosed rear garden, and off-road parking for two cars. The beautiful garden features both grassed and paved areas, accommodating various outdoor activities.

Situated on Olive Road, this property enjoys easy access to public transportation, with bus stops and Southampton's mainline train station nearby. It is conveniently located close to Southampton General Hospital, local schools, shops and parks. Additionally, the M27 and M3 motorways are just a short drive

away, providing excellent connectivity.

We highly recommend scheduling a viewing to truly appreciate the quality and accommodation this property offers.

## Hallway

## Living Room

14' 9" x 11' 9" ( 4.50m x 3.58m )

## Kitchen

15' 4" x 6' 8" ( 4.67m x 2.03m )

## Bathroom

7' 3" x 4' 5" ( 2.21m x 1.35m )

Bathtub and Hand Washing Basin

## W/C

Toilet Only

## Hallway

## Sunroom

15' 7" x 5' 5" ( 4.75m x 1.65m )

## Stairs Leading To First Floor

## Landing

## Bedroom 1

10' 7" x 10' 7" ( 3.23m x 3.23m )

## Bedroom 2

6' 7" x 11' 7" ( 2.01m x 3.53m )

## Bedroom 3

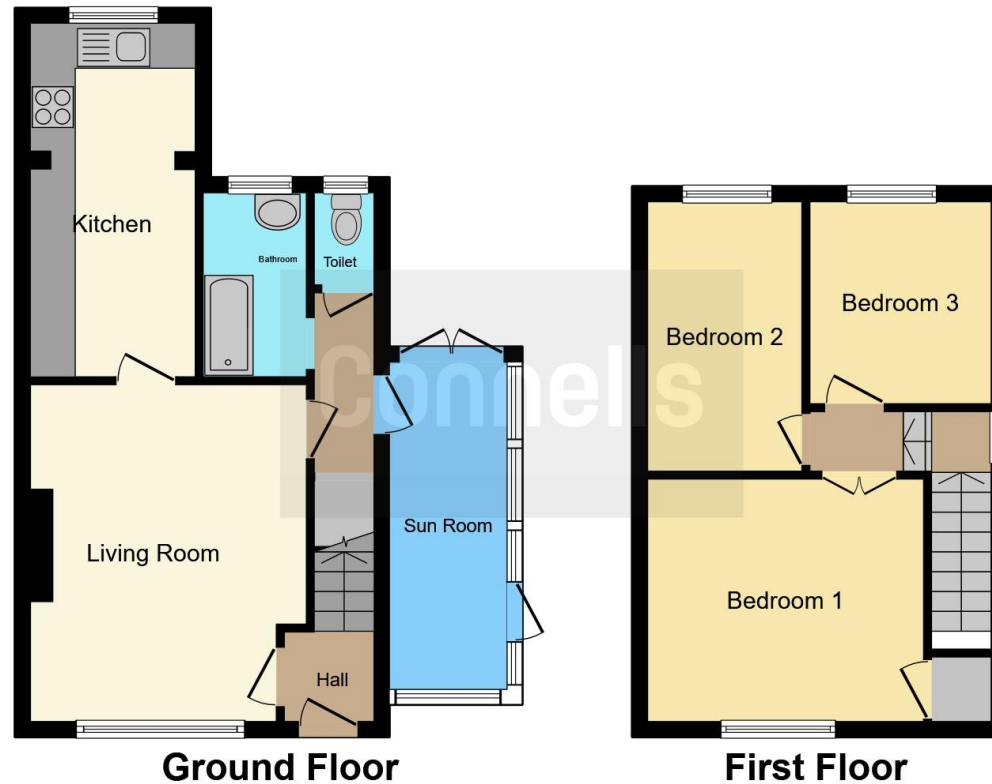
7' 8" x 8' 8" ( 2.34m x 2.64m )

## Outbuilding









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)

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**EPC Rating: D**

Tenure: Freehold

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