



Connells

Percy Road
SOUTHAMPTON



Property Description

Connells are delighted to bring to the market this three bedroom semi-detached property situated in one of the most desirable roads in the area, Percy Road.

The downstairs boasts an open-plan living and dining room, modern fitted kitchen offers ample cupboard and storage space, keeping your kitchen clean, charming, and clutter-free. This then leads out into the generous sized enclosed rear garden with side access and a summer house. Upstairs has three bedrooms, an upstairs three-piece bathroom with toilet, hand-washing basin and bath. The home also benefits from double glazing, gas central heating, and has been decorated throughout.

This spacious family home is located within walking distance of Shirley High Street which offers a wide range of shops, restaurants with take away and eat in options as well as supermarkets. The location of this property in Regents Park is convenient for access to the motorway with the M271 leading to the M27 about a 5 minute drive away, making this property perfect for commuters. Less than a 10 minute drive lies Westquay shopping centre with a wide array of shops, cafes, restaurants and entertainment. Southampton Common is another 10 minute drive from the property, offering large open green areas as well as play areas for relaxation and exercise.

Hallway

Living Room

13' 9" x 10' 9" (4.19m x 3.28m)

Open-Plan with Dining Room

Dining Room

10' 8" x 9' 6" (3.25m x 2.90m)

Open-Plan with Living Room

Kitchen

15' 1" x 8' 9" (4.60m x 2.67m)

Stairs Leading To First Floor

Landing

Bathroom

5' 8" x 5' 7" (1.73m x 1.70m)

Three-Piece, Bath, Hand-Washing Basin & Toilet

Bedroom 1

10' 9" x 10' 9" (3.28m x 3.28m)

Bedroom 2

10' 9" x 9' 6" (3.28m x 2.90m)

Bedroom 3

5' 9" x 7' (1.75m x 2.13m)

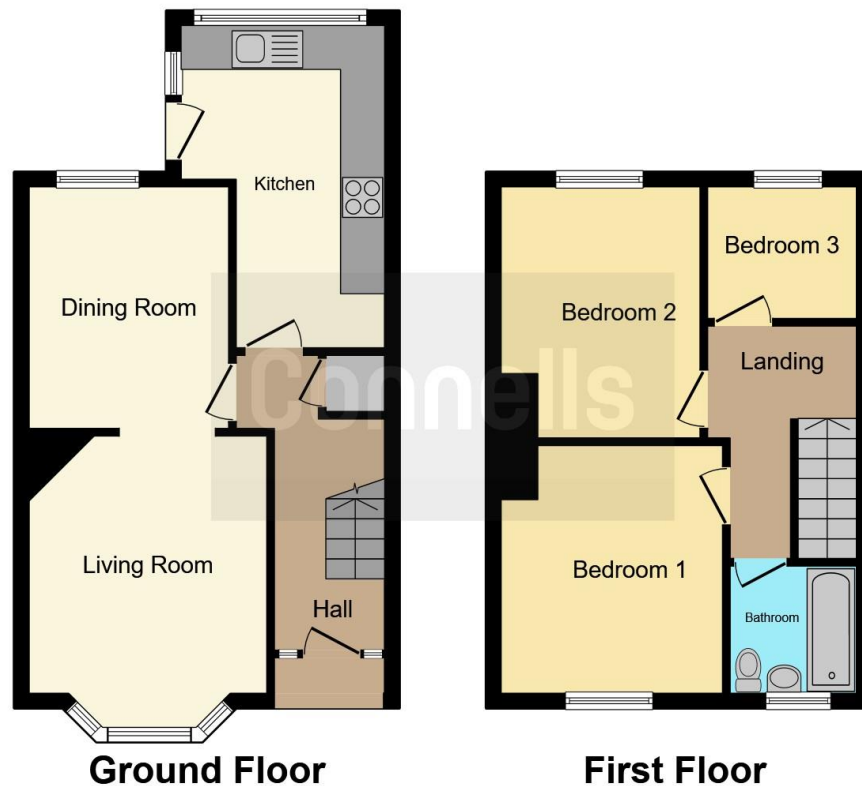
Summer House

At End Of Garden









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: C

view this property online connells.co.uk/Property/SSR311539

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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