



**Connells**

King Georges Avenue  
Southampton



### Property Description

Connells are delighted to bring to market this property, situated in one of the most desirable roads in Regents Park. This three-bedroom semi-detached home on King Georges Avenue, would make the ideal family home.

The downstairs is comprised of a kitchen with ample cupboard space, a dining room, and a spacious living room with a large bay window. The garden is west-facing and is grass and pavement allowing you opportunity to enjoy a range of activities. The upstairs boasts three well sized bedrooms and a three-piece bathroom equipped with a hand-washing basin, toilet, and bathtub with attached shower. This charming home has double glazing, gas central heating, and a driveway for off-road parking. A viewing is truly encouraged to appreciate the location and accommodation that we have on offer. The property is being sold with no forward chain.

Its 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 just about a 5min 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.

### Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential time frames involved.

## Porch

## Hallway

## Living Room

12' 4" x 11' 3" (3.76m x 3.43m)

With Bay Window

## Dining Room

10' 8" x 12' 6" (3.25m x 3.81m)

## Kitchen

11' 9" x 7' 6" (3.58m x 2.29m)

## Stairs Leading to First Floor

## Landing

## Bathroom

8' 7" x 5' (2.62m x 1.52m)

Three-Piece with Bathtub & Attached Shower, Toilet and Hand-Washing Basin

## Bedroom 1

10' 2" x 10' 8" (3.10m x 3.25m)

## Bedroom 2

10' 8" x 9' 4" (3.25m x 2.84m)

## Bedroom 3

7' 6" x 9' 2" (2.29m x 2.79m)









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**

Tenure: Freehold

**view this property online [connells.co.uk/Property/SSR311570](http://connells.co.uk/Property/SSR311570)**



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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