



Connells

Langrish Road
Southampton



Property Description

NO FORWARD CHAIN Situated in the highly sought-after location of Aldermoor, Connells are delighted to bring to the market this beautiful three-bedroom end-terraced house set on a generous corner plot on Langrish Road. This property benefits from permit parking, and two generously sized gardens. This includes a privately enclosed front and rear garden, which is perfect for hosting and entertaining family and friends.

Once you set foot in this property, you'll notice a downstairs space perfect as a study, an office or even some extra storage, a spacious living area with enough space for a dining table in also, a large, modern and fitted kitchen with a breakfast bar, as well as a conservatory. Upstairs you'll find three well-sized bedrooms, and a separate toilet and shower room. The shower room is composed of a shower and a hand-washing basin. The property also has the privilege of gas central heating and double glazing.

The property is located in an extremely convenient and sought after location. Local shops are available in Shirley and more comprehensive facilities are available in the City Centre which include West Quay. Southampton Common offers walks in over 300 acres of parkland and further recreational facilities may be found at the Sports Centre. There are easy access routes to the M3 and M27 and Southampton International airport is off junction 5 of the M27. The Southampton General Hospital is within a short walk away from the property.

Porch

Hallway

Study

Living Room

18' 4" x 10' 4" (5.59m x 3.15m)

Kitchen

14' 6" x 9' 4" (4.42m x 2.84m)

Conservatory

13' 8" x 5' 8" (4.17m x 1.73m)

Stairs Leading To First Floor

Bedroom 1

10' 3" x 13' 3" (3.12m x 4.04m)

Bedroom 2

12' 7" x 10' 6" (3.84m x 3.20m)

Bedroom 3

7' 3" x 8' 2" (2.21m x 2.49m)

Shower Room

5' 3" x 5' 1" (1.60m x 1.55m)

Toilet









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: C

view this property online connells.co.uk/Property/SSR311582

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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