



Connells

Trafalgar Road
Southampton



Property Description

Located in the highly-sought after Shirley, Connells are thrilled to present to market this charming one-bedroom ground floor flat, a perfect opportunity for first-time buyers or a smart investment. This delightful property is ideally situated in a popular residential area, just moments away from Southampton's popular Shirley High Street, with a variety of local amenities, and convenient access to Southampton City Centre & Southampton General Hospital.

As you enter the spacious flat, there are two Storage/Utility areas and a welcoming lounge with doors leading onto a personal patio, leading into the privately enclosed communal garden, perfect spot for a little table and chairs and your morning tea, or a nice sunbathe on a summers day. A well-appointed kitchen/dining room with fitted appliances and perfect space for a dining table. This created the perfect environment to entertain and host friends, allowing you to cook and socialise at the same time. The bedroom is a generously-sized double bedroom with some built-in storage available, with a three-piece bathroom comprised of a toilet, bath with attached shower and a hand washing basin with storage available.

Additional benefits for this property is double glazed windows throughout, gas central heating and communal parking. A viewing is highly recommended to appreciate the quality, value and space that is on offer at Trafalgar Road.

Hallway

Storage Room

Storage Room

Bathroom

7' 8" x 5' 5" (2.34m x 1.65m)

Three-Piece with Toilet, Bath with Attached Shower and Hand Washing Basin with Storage.

Bedroom

13' 4" x 8' 9" (4.06m x 2.67m)

Living Room

16' 4" x 10' 9" (4.98m x 3.28m)

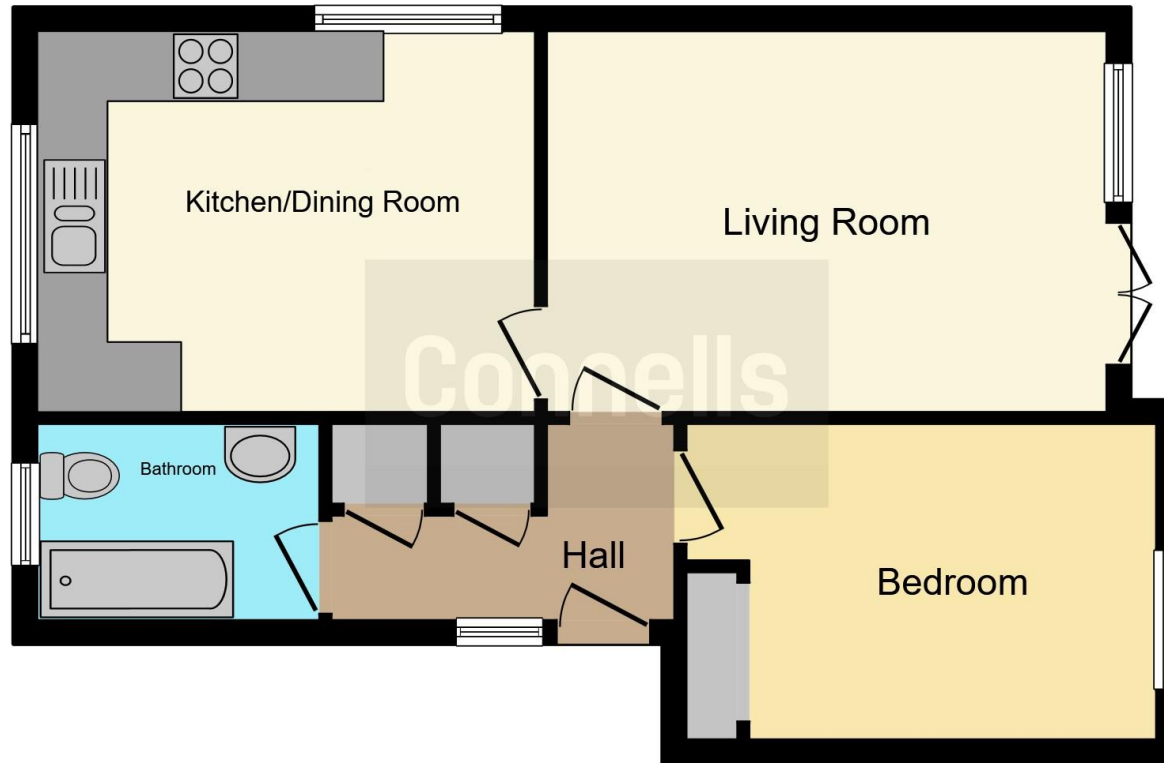
Kitchen/Dining Room

13' 9" x 10' 6" (4.19m x 3.20m)









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

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR311576

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1971. 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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