



Connells

Amphill Road
SOUTHAMPTON



Property Description

Situated in one of the most desirable roads in Shirley, Connells are delighted to bring to the market this three bedroom semi-detached property on Amphill Road. This property would make the ideal family home and comprises an open-plan living and dining room, perfect for entertaining, with storage built-in also. From there you're through to the modern kitchen that comes with a fitted oven and ample cupboard storage space. Outside the kitchen, is a hallway with a storage cupboard and a three-piece bathroom. The upstairs benefits from three well-sized bedrooms, as well as double glazing and gas central heating throughout property. A viewing is truly encouraged to appreciate the location and accommodation that we have on offer on Amphill Road. The garden is south facing, and has grassed and patio areas with a shed at the bottom, perfect for all ages and occasions.

It is located within walking distance of Shirley high street, it offers a wide range of shops, restaurants with take away and eat in options as well as supermarkets. The location is convenient for access to the motorway with the M271 leading to the M27 just a few 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.



Living Room

12' 4" x 10' 2" (3.76m x 3.10m)

Open-Plan with Dining Room with Storage Cupboard

Dining Room

12' 1" x 11' (3.68m x 3.35m)

Open-Plan with Living Room

Storage Cupboard

In Living Room

Kitchen

14' 1" x 8' 2" (4.29m x 2.49m)

Hallway

Bathroom

8' x 5' (2.44m x 1.52m)

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

Stairs Leading To First Floor

Landing

Bedroom 1

13' 6" x 10' 8" (4.11m x 3.25m)

Bedroom 2

14' 1" x 8' 3" (4.29m x 2.51m)

With Triple Glazed Windows

Bedroom 3

8' x 12' 1" (2.44m x 3.68m)









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: Freehold

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