



Connells

Elgin Road
Southampton



Property Description

Connells are delighted to offer for sale this two bedroom end of terrace property, which is situated in the heart of Freemantle and within walking distance of the high street, the town centre, Central Railway Station, together with schooling for all ages. It is the perfect home for first-time buyers, downsizers, and buy to let landlords as the house offers fantastic potential with well-proportioned rooms. The accommodation on the ground floor has a welcoming entrance hall, which guides you to a separate and modern kitchen, lounge and a versatile conservatory/dining area which allows for fantastic family time due to how the property flows. The stairs to the first floor lead to the landing, which provides access to the loft space and has doors to the two good sized bedrooms and modern shower room. Outside there is a generously sized private and enclosed rear garden with rear access and off road parking. A viewing is highly recommended to truly appreciate the property we have to offer here on Elgin Road.



The property is conveniently situated with easy access to the City Centre and its wide range of shopping facilities, including the West Quay Shopping Centre. Southampton boasts a mainline railway station and there is easy access to the M3 and M27 motorways, as well as Southampton International Airport, and both Southampton Solent University and University of Southampton.

Hallway

Kitchen

11' x 5' 9" (3.35m x 1.75m)

Living Room

14' 1" x 11' 1" (4.29m x 3.38m)

Conservatory

10' 6" x 10' 5" (3.20m x 3.17m)

Stairs Leading To 1st Floor

Bedroom 1

11' x 9' 3" (3.35m x 2.82m)

Bedroom 2

9' 7" x 9' 2" (2.92m x 2.79m)

Shower Room

6' 2" x 5' 5" (1.88m x 1.65m)









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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: D

Tenure: Freehold

view this property online connells.co.uk/Property/SSR311685



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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