



**Connells**

Broadlands Road  
Southampton





### Property Description

Situated in the highly popular residential location of Swaythling, Connells are delighted to bring to the market this three bedroom mid-terraced property within close proximity to Southampton University and also offers fantastic transport links to and from the City. The property comprises of a spacious lounge with a beautiful bay window, and another separate reception room equipped with a storage cupboard. A well-sized and well-equipped kitchen with ample space for a dining table also, to host and entertain, and direct access to the rear garden. The garden is laid to lawn, with a large lock-up at the end, which provides ample storage, which could comprise car maintenance. All three bedrooms are well-sized, one available with a storage cupboard, and a modern three-piece bathroom suite, boasting a toilet, wash hand basin with storage, a bath with attached overhead shower, and a heated towel rack. The property is well insulated and also benefits from gas central heating, recently installed high spec combi boiler, double glazing, a garage to the rear and permit on road parking.



This property is located in Swaythling, nearby are many amenities, easy access to the M3 & M27, and easy travel links to the City Centre. The proximity to Southampton General Hospital and the university is very close, and the train station nearby ensures easy commuting. Southampton International Airport is also within easy reach.

## Porch

## Hallway

## Living Room

11' 8" x 14' MAX ( 3.56m x 4.27m MAX )

Has Beautiful Bay Window

## Reception Room

9' 7" x 10' 9" ( 2.92m x 3.28m )

With Storage Cupboard

## Kitchen/Dining Room

9' 9" x 14' 3" ( 2.97m x 4.34m )

Direct Access to Rear Garden

## Stairs Leading To First Floor

## Landing

## Bedroom 1

11' 4" x 15' ( 3.45m x 4.57m )

## Bedroom 2

9' 7" x 10' 9" ( 2.92m x 3.28m )

Has Storage Cupboard

## Bathroom

4' 5" x 7' 2" ( 1.35m x 2.18m )

Modern Three-Piece Bathroom Suite, Boasting a Toilet, Wash Hand Basin with Additional Storage, a Bath with Attached Overhead Shower, and a Heated Towel Rack.

## Bedroom 3

10' x 9' 7" MAX ( 3.05m x 2.92m MAX )















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)

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**EPC Rating: C**

Tenure: Freehold

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