



**Connells**

Sydney Road  
Southampton



Sydney Road  
Southampton SO15 5RB

for sale offers in excess of  
**£240,000**



### Property Description

Connells are delighted to bring to market this charming two-bedroom mid-terraced property in the highly convenient Shirley with NO CHAIN. This property combines practical living, with prime location, making it the perfect family home! The living room is open plan with the dining room and is home to a lovely bay window - perfect when you're hosting or entertaining. The kitchen has gorgeous white cabinetry with integrated appliances, as well as freestanding space for any additional appliances. This leads into a utility and a downstairs shower room - comprised of a toilet, heated towel rail and a shower with the sink located within the utility as well as access into the rear garden. Upstairs are two well-sized bedrooms and an upstairs three-piece family bathroom inclusive of a toilet, hand-wash basin with storage, a shower and an additional storage cupboard. The bedrooms are both well-sized with one having a built-in wardrobe with mirrored sliding doors. This property also benefits from gas central heating - keeping you cozy all year, double glazing, storage under stairs, a privately enclosed rear garden and permit parking.

Located in Shirley, this home provides easy access to the city centre and the popular Shirley High Street shopping area. Public transport options include trains from Southampton Central and Millbrook stations. The M3 is accessible via Winchester Road and Bassett Avenue, while the M27 can be reached through Millbrook, leading onto M271.

## Porch

## Hallway

## Living Room

13' 1" MAX x 9' 6" ( 3.99m MAX x 2.90m )

Open-Plan with Dining Room & Storage Under Stairs

## Dining Room

11' 4" x 13' 1" ( 3.45m x 3.99m )

Open-Plan with Living Room

## Kitchen

7' 8" x 11' ( 2.34m x 3.35m )

White Cabinetry with Integrated Appliances, as well as Freestanding Space for any Additional Appliances. This leads into a Utility and a Downstairs Shower Room.

## Utility

4' 9" x 5' 9" ( 1.45m x 1.75m )

Access to Downstairs Shower Room

## Downstairs Shower Room

4' 7" x 4' 9" ( 1.40m x 1.45m )

Has a Toilet, Shower & Heated Towel Rail

## Stairs Leading To First Floor

Has Storage Under Stairs

## Upstairs Family Bathroom

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

Three-Piece Family Shower Room Inclusive of a Toilet, Hand-Wash Basin with Storage, a Large Walk-In Shower and an Additional Storage Cupboard Housing a Modern Vaillant Boiler

## Bedroom 1

13' 1" x 9' 9" ( 3.99m x 2.97m )

Has Built-In Wardrobe with Mirrored Sliding Door

## Bedroom 2

11' 4" x 7' 5" ( 3.45m x 2.26m )













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)

To view this property please contact Connells on

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409 Shirley Road Shirley  
 SOUTHAMPTON SO15 3JD

EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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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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