



**Connells**

Albany Road  
Southampton





### Property Description

Connells are delighted to market this newly refurbished three-bedroom semi-detached house ideally situated in a popular residential area and conveniently located between Southampton's two most popular high streets. With anything from everyday essentials to luxury shopping, everything you need is within easy reach. Commuters will benefit from excellent transport links, including two train stations within walking distance and easy access to the M27. Several schools for all ages are located nearby as well as Southampton General Hospital.

This property is home to a handy porch meaning you don't have to bring muddy shoes through the home, as well as a storage cupboard in the hallway for additional storage and a separate living and dining room. The living room is spacious with a beautiful bay window and the dining room is large with French doors that leads to the laid to lawn and shingled rear garden. The sleek and modern kitchen is accessed by the dining room and has stunning white cabinetry, an integrated oven as well as freestanding appliance space. The family bathroom is also home to a modern and sleek decor, stunning marbles walls and floors, heated towel rail, a walk-in shower, toilet, and hand-wash basin with storage. Upstairs are three well-sized bedrooms with the master being home to a convenient and private shower room. ensuite. Additional benefits are gas central heating, off-street parking, no chain, and a gorgeous modern decor throughout.

## Porch

## Hallway

Has Built-In Storage Cupboard

## Living Room

12' 6" x 14' 3" MAX ( 3.81m x 4.34m MAX )

Has Beautiful Bay Window

## Shower Room

7' 7" x 7' 8" ( 2.31m x 2.34m )

Has Stunning White & Grey Marbled Floors & Walls, with Toilet, Hand-Wash Basin with Storage and a Walk-In Shower.

## Dining Room

9' 5" x 11' 1" ( 2.87m x 3.38m )

Has Built-In Cupboard Housing Boiler, Access to Kitchen and French Doors that Lead to Rear Garden

## Rear Graden

Laid to Lawn and Shingled with Rear Access and Rear Off-Street Parking

## Kitchen

7' 4" x 8' 9" ( 2.24m x 2.67m )

Modern Kitchen with Sleek White Cabinetry, Integrated Oven and Freestanding Appliance Space.

## Stairs Leading To First Floor

## Landing

## Bedroom 2

11' 1" x 9' 5" ( 3.38m x 2.87m )

## Bedroom 3

10' 1" x 7' 7" ( 3.07m x 2.31m )

## Bedroom 1

12' 6" MAX x 11' 1" MAX ( 3.81m MAX x 3.38m MAX )

Has Three-Piece Shower Ensuite.

## Ensuite

2' 9" x 8' 6" ( 0.84m x 2.59m )

Home to Shower, Toilet & Hand-Wash Basin













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: D**

Tenure: Freehold

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