



Connells

Newlands Avenue
Southampton



Property Description

Connells are delighted to offer this charming three-bedroom semi-detached Edwardian home, situated in the highly sought-after area of Shirley. This character-filled property welcomes you through the porch and into the generous living room, with a beautiful bay window. The spacious dining room is separate with access to a well-equipped kitchen with neutral cabinetry, ample storage, and freestanding appliance space. From the kitchen, you enter the bright conservatory-an ideal space to relax-which leads to a modern shower room and provides direct access to the rear garden. The garden is laid to lawn with patio walkways, seating, a garden workshop and side access. The ground floor also offers a versatile bedroom which can be used as a third reception room. Upstairs, there's three well-sized bedrooms, all with built-in storage, including the master bedroom with extensive fitted wardrobes and another bay window. A family bathroom with bath and shower attachment, toilet, and hand-wash basin completes the first floor. Additional benefits include driveway parking for three cars as well as a garage, gas central heating, and double glazing.

Shirley is a popular location with its close proximity to Southampton Common, Southampton Central Station, Southampton General Hospital, and excellent transport links in and out of the city. The area offers easy access to well-regarded schools and is within walking distance of local amenities, including a leisure centre and shopping facilities.

Porch

Hallway

Living Room

15' 6" x 13' 4" (4.72m x 4.06m)

Has Bay Window

Reception Room/Bedroom 4

14' 2" x 10' (4.32m x 3.05m)

Dining Room

12' x 10' 7" (3.66m x 3.23m)

Has Built-In Storage

Kitchen

13' 8" x 7' 5" (4.17m x 2.26m)

Has Access to Conservatory

Conservatory

10' 3" x 10' 2" (3.12m x 3.10m)

Access to Garden & Shower Room

Shower Room

Bedroom 1

15' 6" x 14' (4.72m x 4.27m)

Has Bay Window, & Built-In Storage

Bedroom 2

10' 7" x 12' (3.23m x 3.66m)

Has Built-In Storage

Bedroom 3

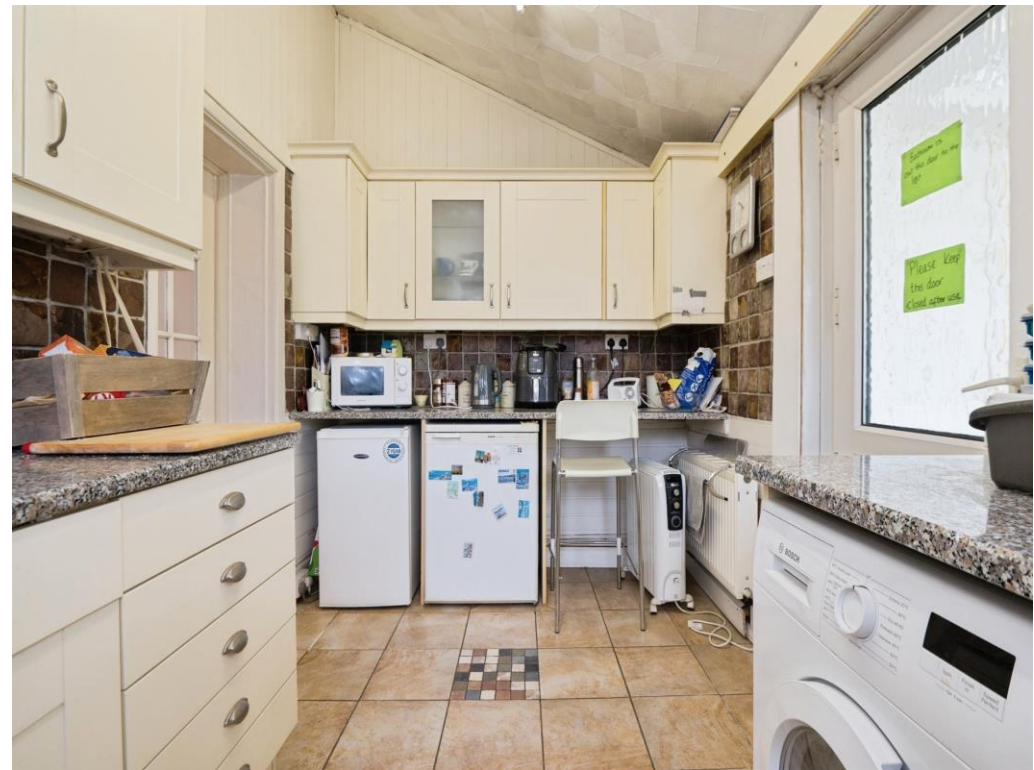
13' 9" x 9' 8" (4.19m x 2.95m)

Has Built-In Storage

Bathroom

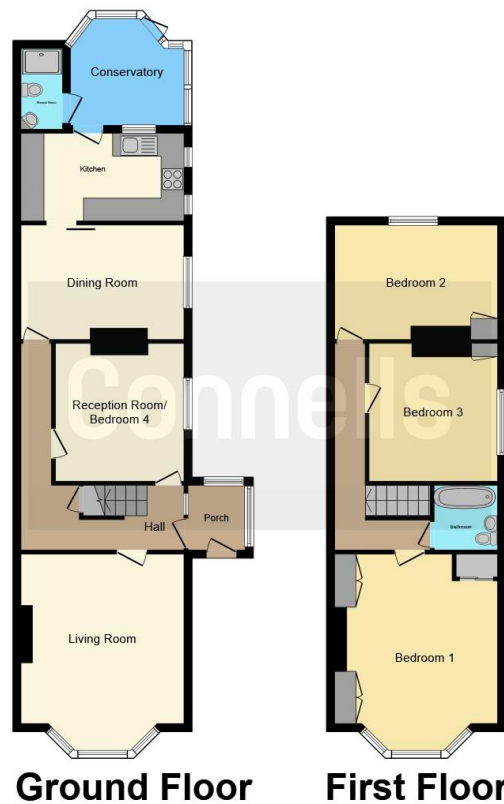
5' 4" 5 x 4' (1.63m 5 x 1.22m)

Family Bathroom with Bath, Overhead Shower, Toilet, and 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

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EPC Rating: D

Tenure: Freehold

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