



Connells

Flamborough Close  
SOUTHAMPTON



# Flamborough Close SOUTHAMPTON SO16 9QP

for sale offers in excess of  
**£260,000**



## Property Description

Connells are delighted to present a fantastic three-bedroom end-terraced property in the highly sought-after area of Millbrook. Offering spacious layouts throughout, this home has W/C in the hall, and the living room is generously sized with enough space for a dining table, and double doors lead out to the well-sized rear garden, which is laid mainly to lawn with a patio seating area and side access. The kitchen features neutral cabinetry, ample freestanding appliance space, access to the conservatory as well as a stable door to the hall/porch leading to garden patio, with store access next to back door. Upstairs, there are three well-sized bedrooms, with built-in storage to bedroom two, additional landing storage, and a three-piece family bathroom comprising a hand-wash basin with storage, toilet, and a bath with an attached shower. Further benefits include double-glazed windows, electric heating, and a driveway for four vehicles.

Nearby are a range of local amenities including a supermarket, recreation grounds, sports gym, schools, and local bus routes. Southampton General Hospital is approximately two miles from the property. Shirley High Street and Southampton City Centre offer a fantastic range of leisure and entertainment opportunities, including the popular West Quay Shopping Centre, with an abundance of shops, grocery stores and restaurants. Excellent transport links are close by, with the M3 and M27 motorways less than a five-minute drive away.



## Hallway

Has W/C

## W/C

In Hallway

## Living Room

11' 3" MAX x 26' 6" MAX ( 3.43m MAX x 8.08m MAX )

Has Direct Garden Access and Dining Table Space

## Kitchen

8' 9" MAX x 16' 9" MAX ( 2.67m MAX x 5.11m MAX )

Access to Conservatory & Store

## Conservatory

12' 3" x 7' 5" ( 3.73m x 2.26m )

Has Access to Garden

## Store

3' 7" x 11' 9" ( 1.09m x 3.58m )

Has Access to Garden

## Stairs Leading Upstairs

## Landing

Has Storage

## Bedroom 1

11' 3" MAX x 13' 8" MAX ( 3.43m MAX x 4.17m MAX )

## Bedroom 2

11' 3" MAX x 12' 4" MAX ( 3.43m MAX x 3.76m MAX )

Has Built-In Storage

## Bedroom 3

8' 11" MAX x 10' 10" MAX ( 2.72m MAX x 3.30m MAX )

## Bathroom

7' 10" x 5' 7" ( 2.39m x 1.70m )

Three-Piece with Toilet, Hand-Wash Basin with Storage & Bath with Attached Shower



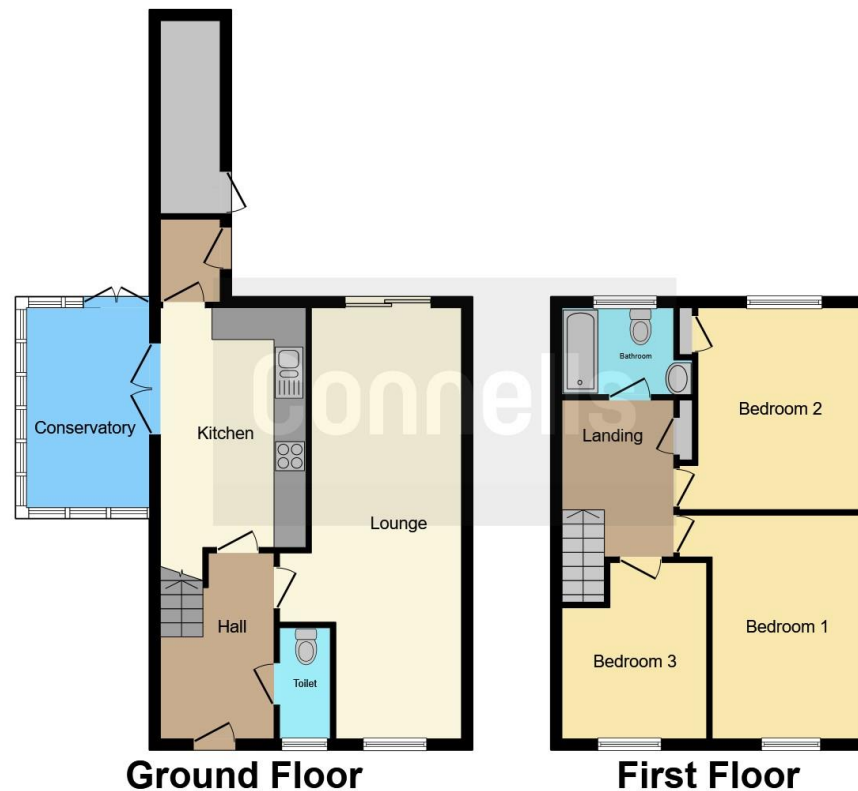












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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 SOUTHAMPTON SO15 3JD

EPC Rating: Council Tax  
 Awaited Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/SSR312093](http://connells.co.uk/Property/SSR312093)**



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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