



Connells

Grafton Gardens
SOUTHAMPTON



Property Description

Connells are bringing to market this well-presented ground floor one bedroom maisonette, tucked away in a peaceful cul-de-sac in the sought-after area of Lordswood. Ideally located within easy reach of Southampton General Hospital, Shirley High Street, the sports centre, and a variety of local shops, supermarkets, and amenities. The property also benefits from excellent transport links via the M27 and M271, as well as nearby schooling and recreational spaces.

Set entirely on one level and boasting its own private entrance, this home offers both privacy and ease of living. You're welcomed into a hallway that leads to a cosy, generously sized living room, filled with natural light from bright windows and offering space for a desk or personal set-up. The adjoining kitchen features ample counter space, plentiful cupboard storage, neutral units, and freestanding appliances. From the kitchen, there's direct access to the private rear garden, which has been designed for low-maintenance living with artificial turf and a patio seating area.

The spacious bedroom benefits from built-in storage and large windows, while the three-piece bathroom includes a toilet, hand-wash basin, bath with overhead shower, new flooring, and a heated towel rail-perfect for colder evenings. Additional highlights include gas central heating, double glazing, and residents parking. A perfect choice for first-time buyers or those seeking a comfortable, well-connected ground floor home.

Hallway

Living Room

13' 2" x 14' 1" (4.01m x 4.29m)

Kitchen

13' 5" x 6' 1" (4.09m x 1.85m)

Has Garden Access

Bedroom

10' 5" x 10' 3" (3.17m x 3.12m)

Has Built-In Storage

Bathroom

6' 1" x 6' 6" (1.85m x 1.98m)

Three-Piece with Toilet, Basin, Bath with Attached Shower & Heated Towel Rail









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

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: A

Service Charge: 130.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR312219

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1977. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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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