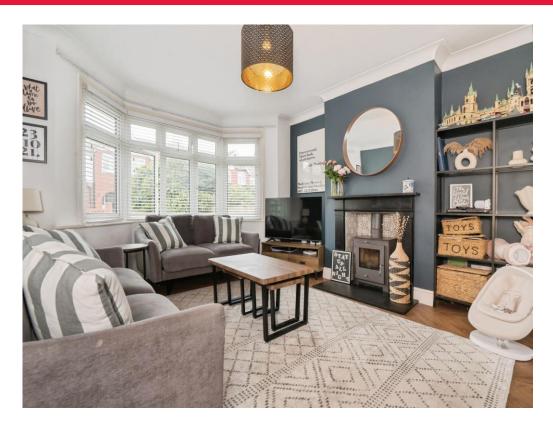


Connells

Cedar Avenue Southampton

Cedar Avenue Southampton SO15 5GX







Property Description

Connells are marketing this modern 1930s three-bedroom semi-detached home on Cedar Avenue. It's ideal for families and commuters, with a wide range of local amenities, including shops, cafés, supermarkets and healthcare. Reputable school/nurseries are within easy reach, along with open green spaces and parks. Excellent transport links are close at hand, with regular bus routes, nearby train connections and access to the M27 and M3.

The property offers a spacious and versatile layout with a useful under-stair storage cupboard and an adjacent W/C. The generous living room features a large bay window and a log burner, creating a cosy and welcoming area. It connects to the dining room via folding doors, allowing flexibility between open-plan or separate living. The dining room also includes built-in storage and a second bay window with an integrated back door leading to the garden. The kitchen is modern and stylish, fitted with grey cabinetry, integrated appliances, space for a large freestanding oven and a convenient second door to the generous rear garden. It is enclosed with a blend of patio for seating and lawn for relaxing or play. Upstairs are three well-proportioned bedrooms. Bedrooms one and two feature bay windows, while bedroom three is currently used as a home office, showing the flexibility of the layout. A threepiece bathroom, boarded loft for storage, driveway parking, side access, gas central heating and double glazing complete this fantastic home.

Hallway

Has Under-Stair Storage & W/C

W/C

Living Room

14' 1" x 12' 1" (4.29m x 3.68m)

Has Bay Window

Dining Room

15' 2" x 10' (4.62m x 3.05m)

Has 2x Storage Units & Bay Window with Integrated Back Door to Garden

Kitchen

15' 1" x 7' 7" (4.60m x 2.31m)

Has Grey Cabinetry with Integrated Appliances, a Large Freestanding Oven & Further Access to Garden

Stairs Leading To First Floor

Has Storage Under & W/C

Landing

Bedroom 1

12' 3" x 14' $\,$ MAX (3.73m x 4.27m MAX)

Bedroom 2

15' 6" MAX x 10' (4.72 m MAX x 3.05 m)

Bedroom 3

9' 7" x 7' 8" (2.92m x 2.34m)

Bathroom

5' 7" x 5' 5" (1.70m x 1.65m)

















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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: Council Tax
Awaited Band: C

view this property online connells.co.uk/Property/SSR310898

Tenure: Freehold





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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.