



Connells

Ethelburt Avenue
Southampton

Ethelburt Avenue
Southampton SO16 3DG

for sale offers in excess of
£400,000



Property Description

Set on a desirable corner plot within the prestigious Ethelburt Avenue, this stunning Herbert Collins link-detached home enjoys a private, elevated position with a leafy outlook. It is beautifully presented throughout, with a bright lounge featuring original character details and doors opening directly onto the landscaped rear garden. A separate dining room with a bay window offers versatile space for family living or entertaining. The large kitchen is fitted with neutral cabinetry, an integrated oven and cooker, freestanding appliance space, built-in storage, and ample counter and cupboard space, with direct access to the garden. The rear garden is a highlight-extensively landscaped with patio areas, lawn, sleeper edging with integrated lighting, and gated side access. The front offers a driveway leading to a detached garage. Upstairs, are two well-sized bedrooms; the master has two double built-in wardrobes, a separate W/C and a bathroom with a bath, walk-in shower, and hand-wash basin complete the first floor. Further benefits include gas central heating and double glazing throughout.

Located within the sought-after Bassett Green Estate, the home is close to local shops, schools, and recreational facilities including Woodmill Park, Wide Lane playing fields, the Common, the Sports Centre, and the City Golf Course. Excellent transport connections are available via the M3, M27, Parkway Railway Station, and Southampton Airport Parkway.

Hallway

Has W/C

W/C

2' 6" x 4' 1" (0.76m x 1.24m)

Living Room

16' 5" MAX x 10' 1" MAX (5.00m MAX x 3.07m MAX)

Has Double Doors Leading Directly to Garden

Dining Room

13' 2" MAX x 11' 8" MAX (4.01m MAX x 3.56m MAX)

Has Bay Window

Kitchen

17' 5" MAX x 7' 1" MAX (5.31m MAX x 2.16m MAX)

Large Kitchen is Fitted with Neutral Cabinetry, an Integrated Oven and Cooker, Freestanding Appliance Space, Built-In Storage, and Ample Counter and Cupboard Space, with Direct Access to the Garden.

Stairs Leading To First Floor

Has Storage

Bedroom 1

16' 5" MAX x 10' 1" MAX (5.00m MAX x 3.07m MAX)

Has 2x Double Built-In Wardrobes

Bedroom 2

11' 9" x 11' 3" (3.58m x 3.43m)

Bedroom 3

8' 5" x 8' (2.57m x 2.44m)

Toilet

3' 4" x 5' 3" (1.02m x 1.60m)

Separate to Bathroom

Bathroom

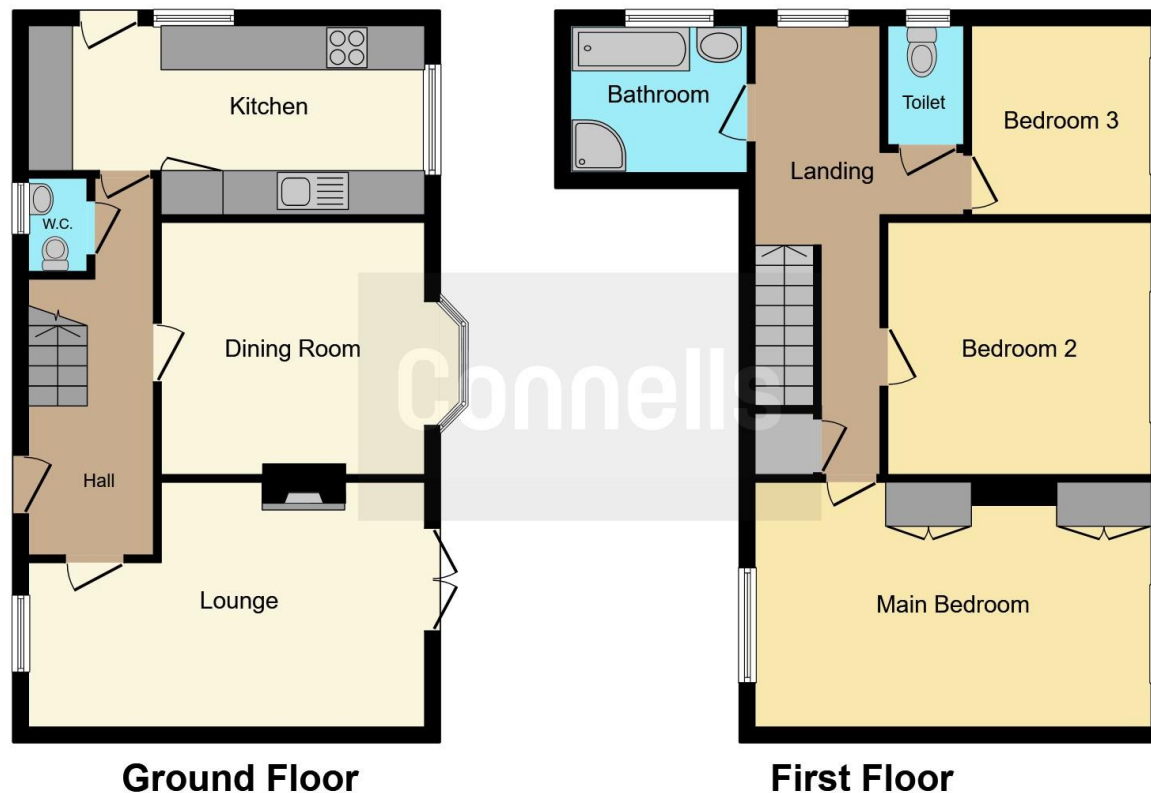
6' 5" x 7' 8" (1.96m x 2.34m)

Bath, Walk-In Shower, 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

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: D

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR309643

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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