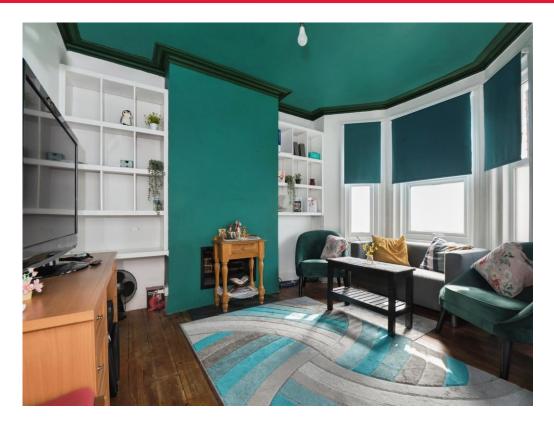


Connells

Malmesbury Road Southampton

Malmesbury Road Southampton SO15 5FQ







Property Description

Connells are bringing to the market this two bedroom mid-terraced home in the heart of Shirley, offered with no chain - ideal for first time buyers. Contemporary throughout, the property boasts a spacious bay-fronted living room and storage under the stairs and a further reception room, perfect for use as a dining space when hosting guests. The kitchen features neutral cabinetry, an integrated oven, space for freestanding appliances, and ample cupboard and counter space, with direct access into the garden.

The rear garden is a real highlight - long and versatile with a patio area for seating, a lawned section ideal for activities, and a decked area offering further space for entertaining or relaxation. Upstairs, two well-proportioned bedrooms include a bay-fronted master, while the four-piece bathroom provides a freestanding bath with attached shower, separate walk-in shower, wash-hand basin, toilet, and storage. Further benefits include gas central heating, double glazing, a small front garden, and permit parking.

Shirley is a highly convenient and family-friendly location, with an excellent range of shops, cafés and amenities. The property is well placed for reputable schools, transport links including two nearby train stations, and easy access to the M27 and M3.

Hallway

Storage Under Stairs

Living Room

10' 5" MAX x 13' 5" MAX (3.17m MAX x 4.09m MAX)

Reception Room

10' 8" x 10' 8" (3.25m x 3.25m)

Ideal as Dining Room, Play Room or Snug

Kitchen

10' 9" x 8' 9" (3.28m x 2.67m)

Neutral Cabinetry, an Integrated Oven, Space for Freestanding Appliances, and Ample Cupboard and Counter Space, with Direct Access into the Garden.

Stairs Leading To First Floor

Has Storage Under

Bedroom 1

13' 9" MAX x 11' 3" MAX (4.19m MAX x 3.43m MAX)

Has Bay Window

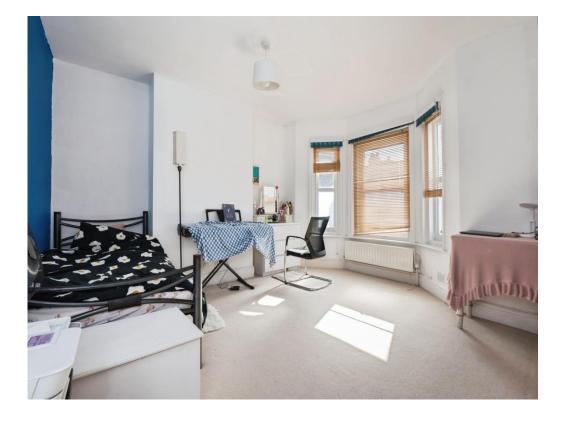
Bedroom 2

10' 5" x 10' 9" (3.17m x 3.28m)

Bathroom

9' x 10' 9" (2.74m x 3.28m)

Four-Piece Bathroom with Freestanding Bath with Attached Shower, Separate Walk-In Shower, Wash-Hand Basin, Toilet, and Storage

















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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: D Council Tax Band: B

view this property online connells.co.uk/Property/SSR311363

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.