

Connells

Sandpiper Road Southampton

# Sandpiper Road Southampton SO16 8FF







# **Property Description**

Connells are bringing to market this three bedroom mid-terraced home in Lordswood. Inside, the property offers a hall with a useful storage cupboard, a W/C, and direct access to the rear garden. The open-plan kitchen and dining area includes neutral fitted cabinetry with space for freestanding appliances, while the spacious living room provides a comfortable separate reception space. Upstairs, there are 2x built-in storage cupboards, three well-proportioned bedrooms and a three-piece bathroom comprising a bath with shower attached, hand-wash basin and toilet. Additional benefits include outside storage to the front, a garden fully laid to patio with shed and gated rear access, and electric heating.

Perfectly placed, Lordswood is home to local schools, nurseries, and open green areas, while Southampton City Centre lies just four miles away providing extensive retail, leisure and entertainment facilities. The area also enjoys excellent transport connections with easy access to the M3 motorway and Southampton Central train station.

## Hallway

Has Garden Access, Built-In Storage & W/C

#### W/C

5' 4" x 2' 6" ( 1.63m x 0.76m )

## **Living Room**

15' 7" x 10' 7" ( 4.75m x 3.23m )

## Kitchen/Dining Room

9' 4" x 18' 3" ( 2.84m x 5.56m )

Open-Plan Kitchen and Dining Area Includes Neutral Fitted Cabinetry with Space for Freestanding Appliances

# **Stairs Leading To First Floor**

## Landing

Has 2x Built-In Storage Cupboards

### Bedroom 1

8' 8" MAX x 14' 6" MAX ( 2.64m MAX x 4.42m MAX )

## Bedroom 2

8' 9" MAX x 14' 5" MAX ( 2.67m MAX x 4.39m MAX )

#### Bedroom 3

 $6^{\circ}\,5^{\circ}$  x  $8^{\circ}\,5^{\circ}$  ( 1.96m x 2.57m )

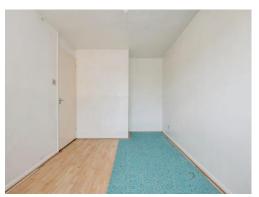
## **Bathroom**

6' 5" x 6' 6" ( 1.96m x 1.98m )

Three-Piece Bathroom Comprising a Bath with Shower Attached, Hand-Wash Basin and Toilet



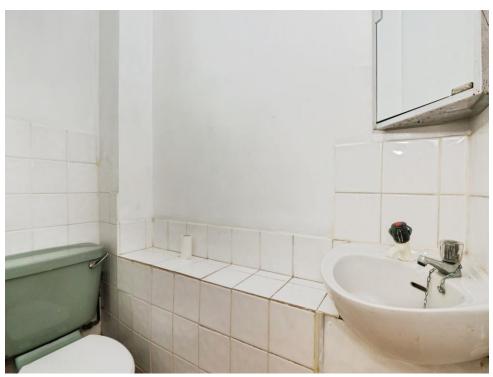














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EPC Rating: Awaited Council Tax Band: B

view this property online connells.co.uk/Property/SSR312312



Tenure: Freehold



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