



Connells

Clarendon Road
Southampton



Property Description

This beautifully presented three-bedroom family home is located in the ever-popular area of Central Shirley, offering both character and comfort throughout. The accommodation comprises two separate and spacious reception rooms-perfect for family gatherings or entertaining guests-alongside a modern kitchen fitted with contemporary units and ample storage.

Upstairs, you'll find two well-proportioned bedrooms and third bedroom which can be used as a study or small single with a stylish family bathroom. The property is tastefully decorated throughout.

Outside, the well-tended rear garden provides a low maintenance long garden.

Positioned in a highly convenient location, the home benefits from easy access to local bus routes, excellent schools, and a variety of nearby shops, cafes, and amenities.

Viewings are an absolute must to appreciate all it has to offer



Lounge

14' x 11' (4.27m x 3.35m)

Dining Room

12' Max x 9' 1" (3.66m Max x 2.77m)

Kitchen

10' 11" x 9' 1" (3.33m x 2.77m)

Bedroom One

14' 1" Max x 11' 1" (4.29m Max x 3.38m)

Bedroom Two

10' 10" Max x 9' 1" (3.30m Max x 2.77m)

Bedroom Three

6' 4" x 6' 2" (1.93m x 1.88m)

Bathroom

Double glazed window to side, bath with mixer taps and hand held shower over, wash hand basin, low level W.C, localised tiling and radiator.









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
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EPC Rating: D Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

[view this property online connells.co.uk/Property/SSR312506](http://www.connells.co.uk/Property/SSR312506)

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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