



Connells

Edward Road
Southampton



Property Description

Connells are marketing this modernised two-bedroom mid-terraced home with NO CHAIN, a brand new boiler, kitchen and bathroom, offering contemporary living throughout and presented in turn-key condition. Perfect for first-time buyers, small families or investors seeking a stylish and convenient home.

The ground floor welcomes you into a hallway with handy under-stairs storage. The open-plan living and dining area provides a cosy yet spacious setting for relaxing or entertaining, with ample space for a desk or reading nook. The newly renovated kitchen features neutral cabinetry, an integrated oven, freestanding appliance space and direct access to the rear garden. Outside, the garden offers a mix of patio walkway, seating area and lawn - ideal for relaxation or outdoor dining.

Upstairs, there are two generous double bedrooms, with the second bedroom benefitting from built-in storage. The brand new bathroom comprises a four-piece suite including a hand-wash basin, toilet, bath and separate shower, with room for freestanding storage.

For those with school-age children, the proximity to a primary school is a great advantage. Additionally, the house is well-served by regular bus services, ensuring easy access to the surrounding areas. On-road parking is available, and commuters will appreciate the excellent access to both the M3 and M27. The local area is rich with

amenities, including shops, cafes and essential services, all within easy reach.

Hallway

Has Built-In Storage

Living Room

13' 1" MAX x 10' 6" (3.99m MAX x 3.20m)

Open-Plan with Dining Room

Dining Room

11' 1" x 10' 6" (3.38m x 3.20m)

Open-Plan with Living Room

Kitchen

8' 1" x 8' 5" (2.46m x 2.57m)

Neutral Cabinetry, Integrated Oven,
Freestanding Appliance Space and Direct
Access to Rear Garden

Stairs Leading To First Floor

Bedroom 1

16' 6" MAX x 10' 5" (5.03m MAX x 3.17m)

Bedroom 2

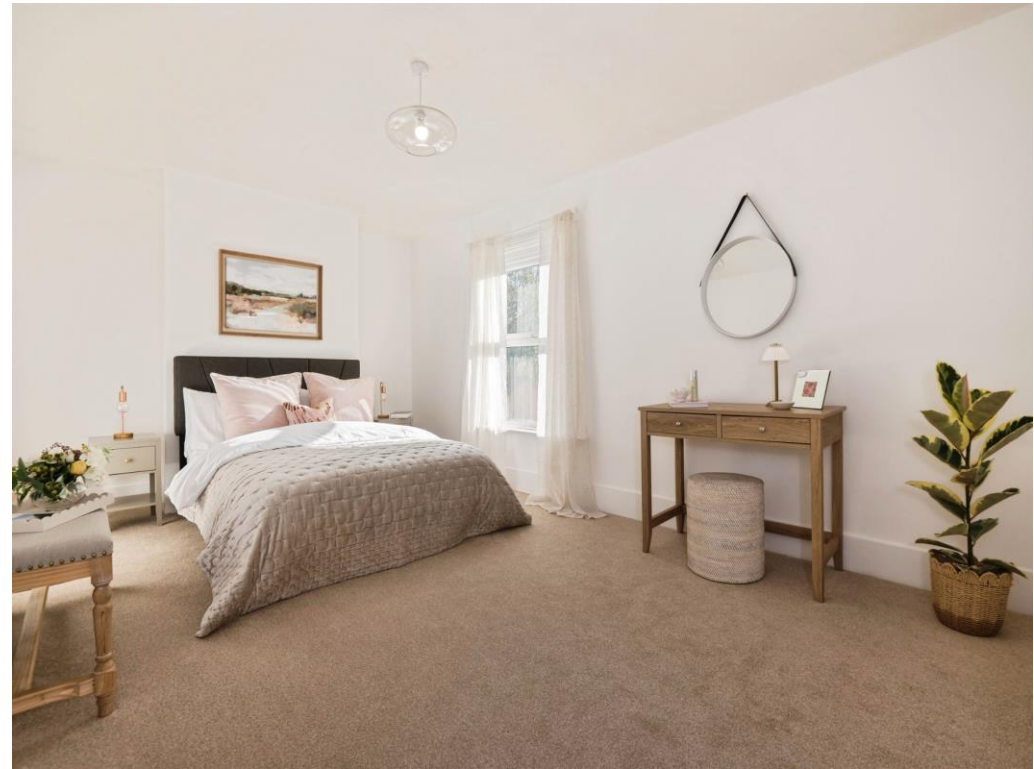
11' 1" x 10' 3" (3.38m x 3.12m)

Has Built-In Storage

Bathroom

8' 8" x 7' 9" (2.64m x 2.36m)

Four-Piece Bathroom with Shower, Bath,
Toilet, Hand-Wash Basin and Freestanding
Storage Space









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

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409 Shirley Road Shirley
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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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