



**Connells**

Coxford Road  
SOUTHAMPTON



### Property Description

Connells are marketing this semi-detached four-bedroom home on a generous corner plot, offering brilliant versatility for families and investors. You enter into a welcoming hall with a W/C, the large living room is bay-fronted with a separate dining room across the hall - perfect for hosting, with an additional versatile room beside it that can serve as an office, playroom or snug. The kitchen features neutral cabinetry, ample space for freestanding appliances, excellent cupboard storage and direct access to the garden. It also benefits from a small front garden, adding kerb appeal. Outside, the home enjoys two separate gardens divided by a central gate: one fully shingled with a shed, and the other laid to lawn, offering superb outdoor flexibility and plenty of space for everyone. Upstairs, bedroom one boasts its own shower room ensuite with toilet, shower and hand-wash basin. All bedrooms are well-sized, with bedroom two also featuring a charming bay window. A contemporary three-piece family bathroom completes the first floor. Additional advantages include gas central heating, double glazing, two permit parking spaces plus further on-street parking.



Perfect for families, it sits close to Southampton General and Princess Anne Hospitals, shops, parks, bus routes and great schools for all ages. There's easy access to the M3, M27, Central Station and strong transport links, while Southampton Sports Centre offers vast green space ideal for outdoor activities

## Hallway

W/C at End

## Living Room

14' x 12' ( 4.27m x 3.66m )

Has Bay Window

## Dining Room

11' 4" x 9' 4" ( 3.45m x 2.84m )

## Office

11' 4" x 5' 9" ( 3.45m x 1.75m )

Versatile Additional Room

## Kitchen

14' 6" x 8' 4" ( 4.42m x 2.54m )

Neutral Cabinetry, Freestanding Storage Space, Ample Cupboard Storage & Direct Access to Gardens

## Bedroom 1

15' 3" x 9' 3" ( 4.65m x 2.82m )

Has Ensuite

## Ensuite

5' 8" x 5' 4" ( 1.73m x 1.63m )

Three-Piece with Shower, Toilet & Hand-Wash Basin

## Bedroom 2

14' 1" x 10' 8" ( 4.29m x 3.25m )

Has Bay Window

## Bedroom 3

14' x 8' 5" ( 4.27m x 2.57m )

## Bedroom 4

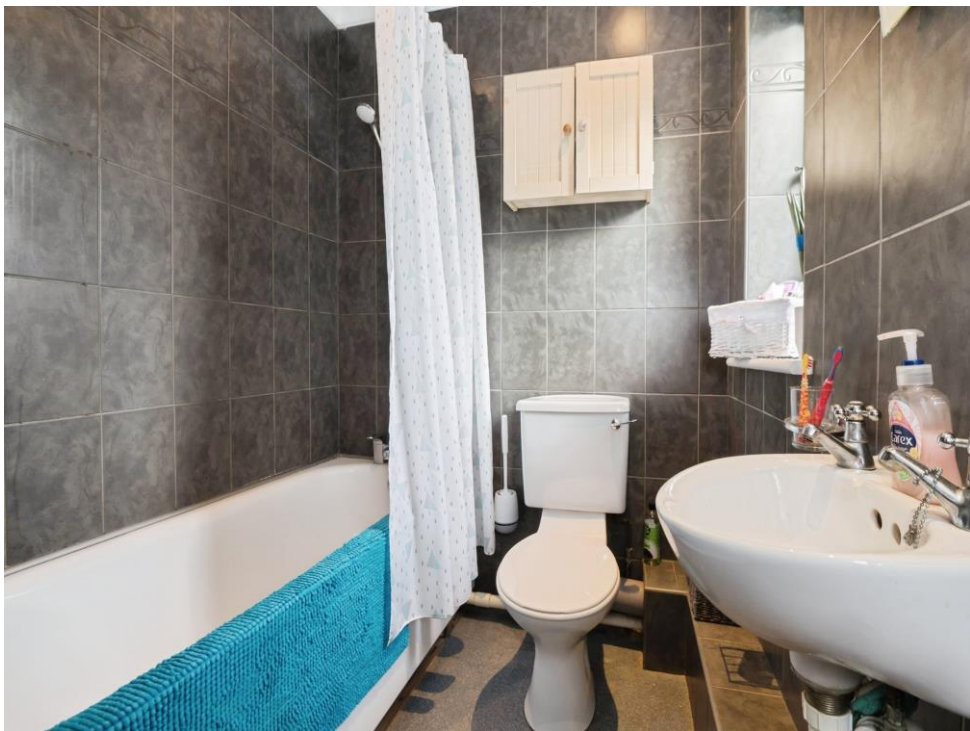
7' 1" x 7' 1" ( 2.16m x 2.16m )

## Bathroom

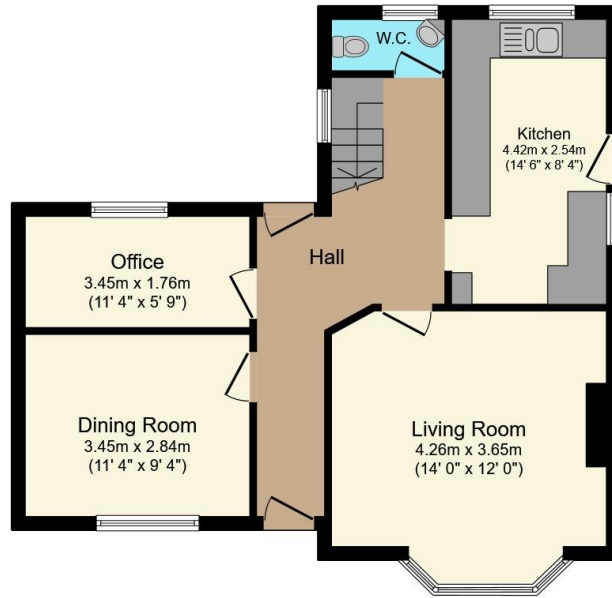
5' 9" x 5' 8" ( 1.75m x 1.73m )

Three-Piece with Toilet, Hand-Wash Basin & Bath with Attached Shower

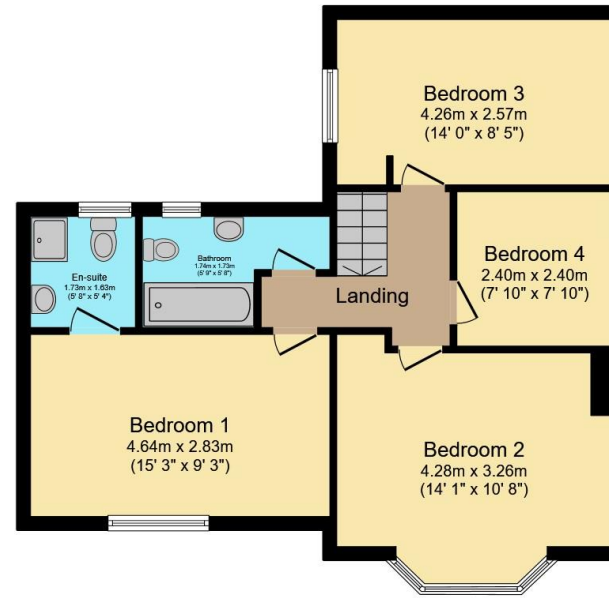








**Ground Floor**



**First Floor**

Total floor area 116.2 m<sup>2</sup> (1,251 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 02380 789 351**  
**E [shirley@connells.co.uk](mailto:shirley@connells.co.uk)**

409 Shirley Road Shirley  
 SOUTHAMPTON SO15 3JD

EPC Rating: Council Tax  
 Awaited Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/SSR312531](http://connells.co.uk/Property/SSR312531)**



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SSR312531 - 0006