



Connells

Melville Close
Southampton



Property Description

Connells are marketing this three-bedroom mid-terraced home with a spacious open-plan living/dining room, ideal for hosting and entertaining, with double French doors to the garden and a serving hatch into the kitchen. The kitchen offers neutral cabinetry, freestanding appliance space, an integrated oven, ample cupboard and counter space and a door to the garden.

The rear garden is fully paved with a small tier for low-maintenance living and benefits from an outbuilding with power and insulation, currently used as a teaching studio, it is versatile to match your needs. Upstairs, the home offers three well-sized bedrooms - with the master bedroom boasting a full-width built-in wardrobe - and built-in storage on the landing. The bathroom and W/C are separate, the bathroom provides a P-shaped bath with attached shower, a basin with storage, a heated towel rail and a mirrored cabinet, while the separate W/C includes a toilet and hand-wash basin. Further benefits include a garage en bloc with a spot in front, gas central heating and double glazing.

Lordswood is a well-regarded residential area on the northern side of Southampton, with convenient access to everyday amenities, schools, nurseries and local shops. Southampton Sports Centre is less than a 10 minute drive and provides a fantastic green space, popular with dog walkers and families. Southampton General Hospital, Shirley High Street and retail shops are close by, with strong motorway and public transport links.

Hallway

Access to Upstairs, Kitchen & Living Room/Diner

Living Room/Diner

23' 7" x 11' 3" MAX (7.19m x 3.43m MAX)

Open-Plan with French Doors to Garden and Serving Hatch to Kitchen

Kitchen

10' 8" x 9' 2" (3.25m x 2.79m)

Neutral Cabinetry, Integrated Oven, Freestanding Appliance Space, Ample Cupboard & Counter Space and Garden Access

Stairs Leading To First Floor

Landing

Has Built-In Storage

Bedroom 1

11' 3" MAX x 10' 5" (3.43m MAX x 3.17m)

Has Full Width Built-in Wardrobe

Bedroom 2

10' 11" x 8' (3.33m x 2.44m)

Bedroom 3

8' 9" x 7' 5" (2.67m x 2.26m)

Bathroom

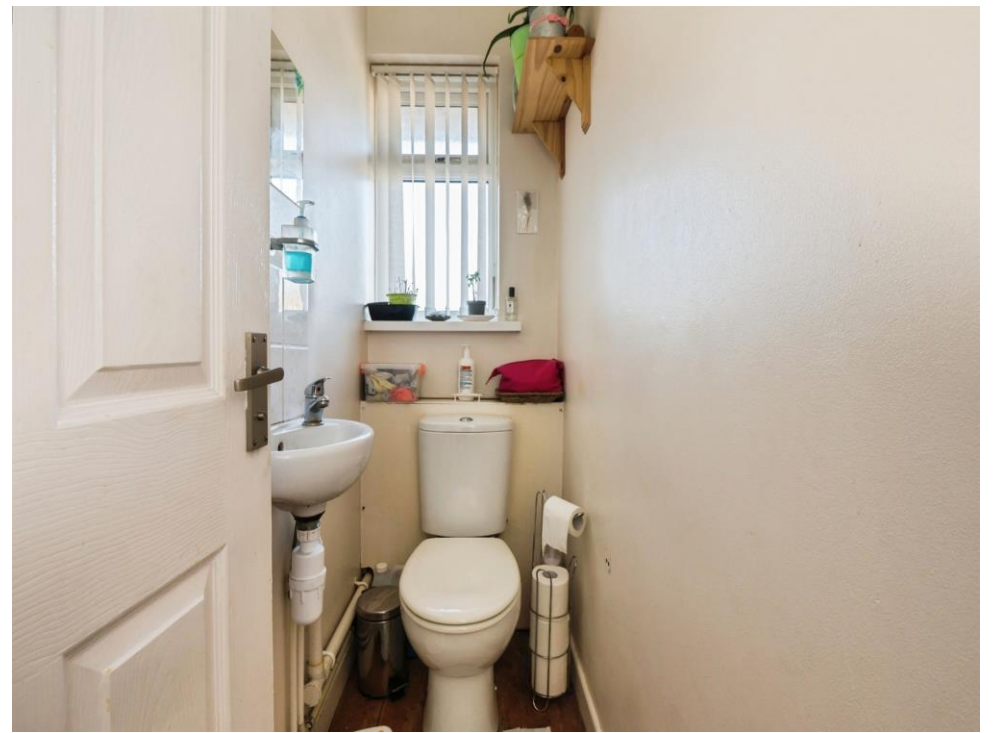
6' 4" x 6' 3" (1.93m x 1.91m)

Bath with Attached Shower, Hand-Wash Basin with Storage, Heated Towel Rail & Mirrored Storage Cabinet

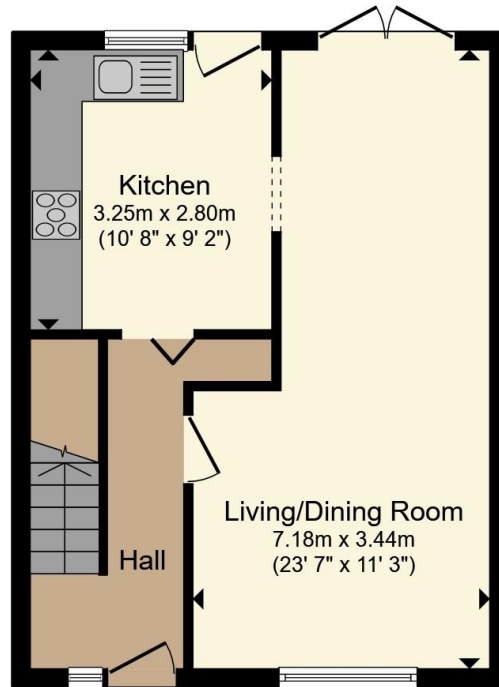
W/C

Has Toilet & Hand-Wash Basin

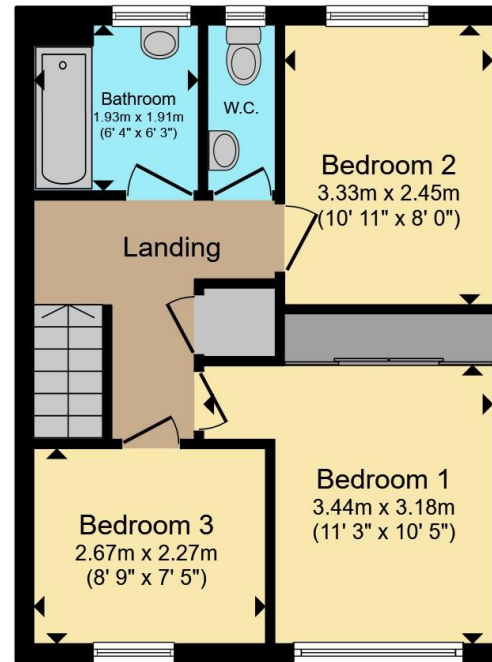








Ground Floor



First Floor

Total floor area 76.4 m² (822 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

Connells

To view this property please contact Connells on

T 02380 789 351
E shirley@connells.co.uk

409 Shirley Road Shirley
SOUTHAMPTON SO15 3JD

EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SSR312583



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SSR312583 - 0003