



Connells

The Cottage Paynes Road
Southampton



Property Description

Connells are pleased to offer this over-55s freehold cottage, located in the sought-after Lake House development near Freemantle.

Downstairs, the property features an open-plan kitchen and dining area and a separate lounge perfect for hosting and entertaining. Whereas there was storage available in the hallway, two well-sized bedrooms, and a three-piece bathroom suite upstairs. The master bedroom includes built-in wardrobes, while the second bedroom benefits from a Velux window. Additional features include electric heating, double glazing, resident's parking and private front and rear gardens. Both are laid to lawn, offering outdoor space suitable for a variety of uses.

Situated within walking distance of Shirley High Street, the property is conveniently located near supermarkets, coffee shops, hairdressers, doctors' surgeries, and Southampton General Hospital. Southampton Central train station and frequent bus routes provide easy access to the city centre. This property is also offered with no forward chain, making it a great opportunity for buyers looking to secure a home in a well-connected and popular location and a viewing is highly recommended.



Kitchen/Dining Room

14' x 8' 7" (4.27m x 2.62m)

Stairs Leading To First Floor

Landing

Bedroom 1

13' 2" x 10' 3" (4.01m x 3.12m)

Has Built-In Storage

Bedroom 2

7' 2" x 8' 2" (2.18m x 2.49m)

Has Skylight

Bathroom

4' 8" x 7' (1.42m x 2.13m)

Hallway

Living Room

13' 3" x 9' 7" (4.04m x 2.92m)







To view this property please contact Connells on

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409 Shirley Road Shirley
SOUTHAMPTON SO15 3JD

EPC Rating: F Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SSR312683



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.

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