



**Connells**

Cromarty Road  
Southampton



### Property Description

Connells are marketing this well-maintained mid-terraced three-bedroom home on Cromarty Road, offering versatile living space and practical features throughout. The property welcomes you into a hall with 2x handy storage cupboards - great for coats and shoes - with a spacious living room to the right with sliding doors opening onto the rear garden and ample space for dining or even desk space. The kitchen is to the left with neutral cabinetry, an integrated oven, freestanding appliance space and even more dining space creating the perfect environment for families or to host and entertain. From here you can access the rear garden, comprised of a patio area, lawn, 2x storage sheds and rear gated access for added convenience. Upstairs are a further 3x built-in storage cupboards on the landing as well as in the master bedroom. The bathroom is a two piece made up of a hand-wash basin with storage and bath with attached shower whilst the W/C is separate. Further benefits are driveway parking for 2 cars, a front garden for kerb appeal, gas central heating and double glazing.

Situated in a popular location, there is excellent access to Shirley High Street, supermarkets, cafés, schools, parks, and bus routes. The M27 and M271 are nearby, making commuting simple, while green spaces such as St James' Park and Southampton Common provide ideal outdoor leisure opportunities, making this a perfect home for families and professionals alike.

## Porch

## Hallway

Has 2x Storage Cupboards

## Living Room

17' 9" x 11' ( 5.41m x 3.35m )

Has Garden Access & Desk/Dining Space

## Kitchen

17' 9" x 8' 6" ( 5.41m x 2.59m )

Neutral Cabinetry, Integrated Oven, Freestanding Appliance Space, Dining Space & Garden Access

## Stairs Leading To First Floor

## Landing

Has 3x Storage Cupboards

## Bedroom 1

11' 6" x 9' ( 3.51m x 2.74m )

Has Built-In Storage

## Bedroom 2

11' 2" x 8' 11" ( 3.40m x 2.72m )

## Bedroom 3

8' 7" x 6' 10" ( 2.62m x 2.08m )

## Bathroom

5' 11" x 4' 10" ( 1.80m x 1.47m )

Two-Piece with Hand-Wash Basin with Storage & Bath with Attached Shower

## W/C

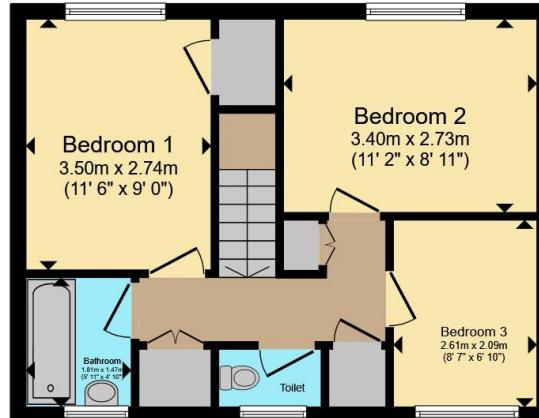








**Ground Floor**



**First Floor**

Total floor area 81.6 m<sup>2</sup> (878 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)

**Connells**

To view this property please contact Connells on

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409 Shirley Road Shirley  
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EPC Rating:  
 Awaited

Council Tax  
 Band: B

Tenure: Freehold

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Property Ref: SSR312623 - 0002