



**Connells**

Somerton Avenue  
Southampton





## Property Description

Step into this charming three bedroom semi-detached property, where the perfect blend of comfort and opportunity awaits. Boasting front and rear landscaped gardens, this home invites you to enjoy outdoor tranquillity and relaxation from every angle.

As you enter, you'll find a lounge to the rear, providing a cosy retreat for unwinding after a long day.

Adjacent is the dining room and kitchen, offering seamless flow and functionality for everyday living.

Access to a downstairs shower room and spare room adds versatility and convenience to the space, perfect for accommodating guests or creating a home office.

Upstairs, three spacious bedrooms await, providing ample accommodation for the whole family.

A family bathroom completes the upper level, ensuring comfort and convenience for daily routines.

With its blank canvas appeal, this property offers endless possibilities for customization and personalisation, allowing you to put your own stamp on every corner.

Situated near local amenities and within a desirable school catchment area, this home embodies the perfect blend of convenience and potential. Don't miss the chance to make it yours!

## Entrance Porch

### Lounge

16' 2" into bay x 12' 6" max (4.93m into bay x 3.81m max)

Double glazed Bay window to rear aspect, Gas back boiler fire place to side aspect, radiator to front

## Dining Room

9' 11" x 9' 11" (3.02m x 3.02m)

Double glazed door and window to rear aspect, radiator to side, door leading to kitchen and lounge.

## Kitchen

9' x 8' 2" plus recess (2.74m x 2.49m plus recess)

Laid to laminate, Double glazed window to front aspect, roll top work surfaces, wall mounted and base units, stainless steel sink/drainer, plumbing space for fridge/washing machine.

## Landing

Laid to carpet, radiator to rear aspect, Double glazed window to front. Access to loft.

## Bedroom 1

13' 3" x 10' plus wardrobes (4.04m x 3.05m plus wardrobes)

Two double built in wardrobes, laid to carpet. Double glazed window to rear.

## Bedroom 2

11' plus recess x 10' 11" plus wardrobe (3.35m plus recess x 3.33m plus wardrobe)

Double glazed window to rear aspect, laid to carpet, double built in wardrobe to side aspect.

## Bedroom 3

8' 11" into wardrobe x 8' 2" (2.72m into wardrobe x 2.49m)

Double built in wardrobe to side. Double glazed window to front aspect.

## Bathroom

Tiled walls, W/C, wall mounted storage unit, bath, sink.

## Outside

Private and enclosed, south facing, landscaped. Partially laid to lawn and patio, 2 sheds.

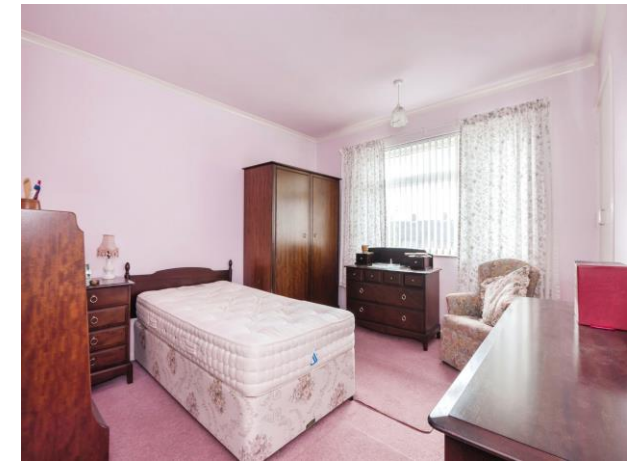
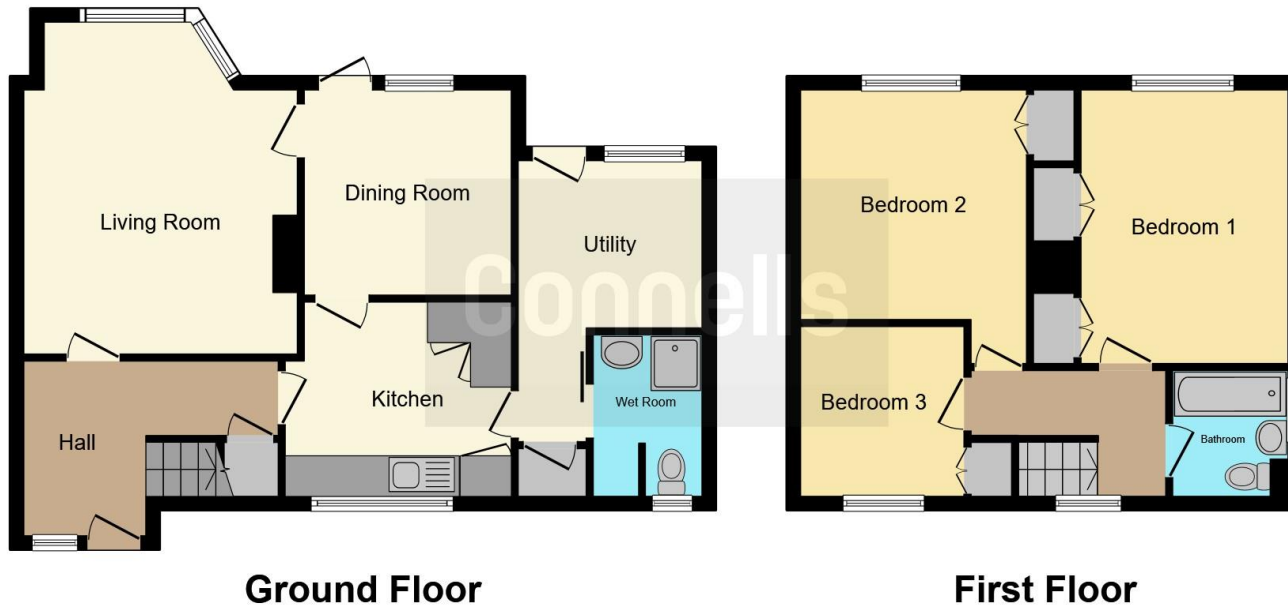
## Outbuilding/Annex

9' x 7' 7" plus recess (2.74m x 2.31m plus recess)

Single glazed window to rear, double glazed door to rear, laid to carpet. UPVC door to front aspect, electric shower, partially tiled walls, wc.







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](http://www.focalagent.com)

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**EPC Rating: D**

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Awaiting Photograph

Tenure: Freehold



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