



**Connells**

Stubbs Road  
Southampton

Stubbs Road  
Southampton SO19 0ST

for sale offers in excess of  
**£300,000**



### Property Description

Introducing a delightful 3-bedroom mid-terraced home, perfectly situated in a sought-after neighborhood. This charming property boasts off-road parking for two vehicles, ensuring convenience and ease of access. Modernised throughout, it offers a move-in ready experience with minimal work required, allowing you to settle in comfortably from day one.

The interior features contemporary finishes and a well-thought-out layout, enhancing both functionality and style. The highlight of this home is undoubtedly the stunning rear garden, complete with a fully powered outbuilding - ideal for turning into an outdoor bar. Additionally, a rear shed provides ample storage space for gardening tools and outdoor equipment.

Located close to numerous amenities and reputable schools, this property also offers excellent access to the M27, making it a perfect choice for families and commuters alike. Don't miss the opportunity to make this wonderful property your new home.

### Cloakroom

Plumbing for washing machine/tumble dryer, double glazed window to front aspect, downstairs WC

### Lounge

Stand up wall radiator to side, Double glazed window to front, laid to carpet

### Kitchen/Diner

19' 5" Max x 10' 5" ( 5.92m Max x 3.17m )

Double glazed windows to rear, Double glazed patio doors to rear, laid to carpet and laminate, stainless steel sink and drainer, wall and base units, roll top work surfaces, space for dishwasher and fridge/freezer, air conditioning unit to rear.



## Bedroom 1

11' 5" x 11' 4" into wardrobe ( 3.48m x 3.45m into wardrobe )

Air condition unit to side aspect, laid to carpet, double glazed window to rear, radiator to rear, built in wardrobe.

## Bedroom 2

9' 11" x 9' 5" plus wardrobe ( 3.02m x 2.87m plus wardrobe )

Double glazed window to front aspect, radiator to front, built in wardrobe to the rear, Air conditioning unit to the side and laid to laminate

## Bedroom 3

10' 5" x 7' 10" into wardrobe ( 3.17m x 2.39m into wardrobe )

Double glazed window to rear, radiator to the rear, Fitted wardrobe to side aspect.

## Bathroom

Tiled walls + flooring, Double glazed window to front, His and Her sinks with storage underneath. 4 Piece suite consisting of double walk in electric shower, bath, WC and basins.

Towel radiator.

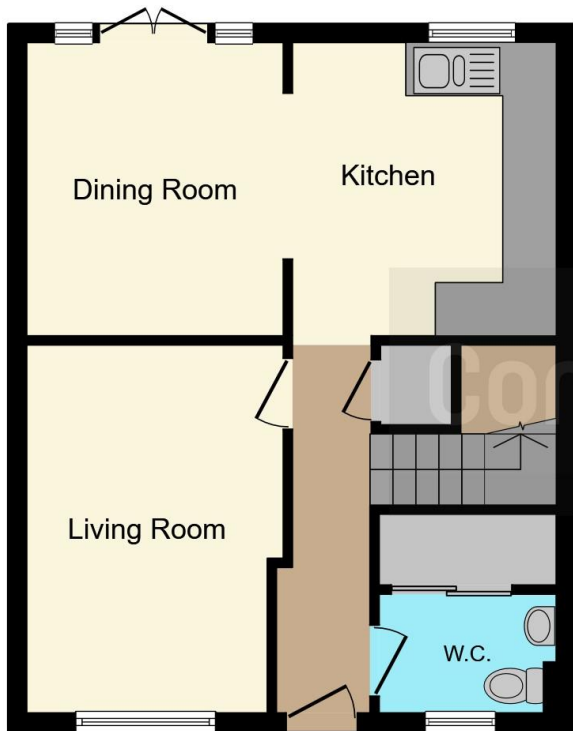
## Front

Off road parking for 2 cars

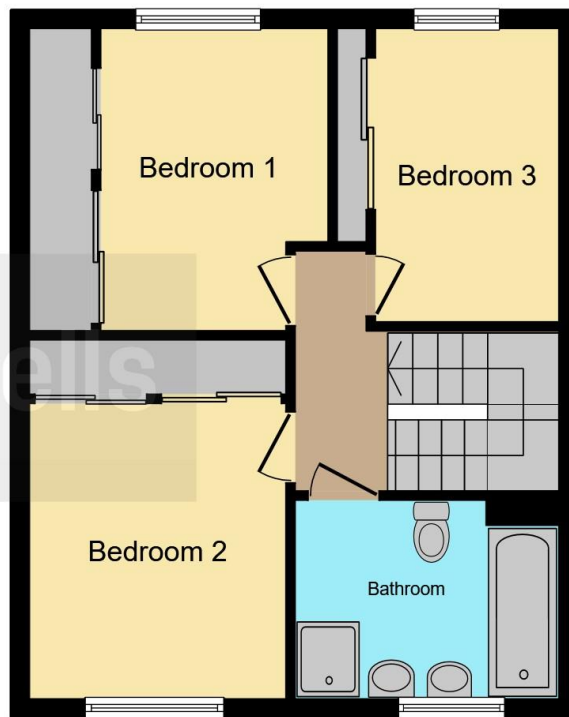
## Rear Garden

Rear access, an outbuilding to the side with power and lighting, a shed to the rear. partially decked/turfed.





**Ground Floor**



**First Floor**

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: C**

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Tenure: Freehold



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