



Connells

Bracklesham Close
Southampton



Property Description

Nestled in a peaceful cul-de-sac in the desirable Sholing area, this delightful two double bedroom mid-terraced house is perfect for first-time buyers or investors. The home boasts an allocated parking space right at the front, ensuring convenience for the residents. As you step inside, you are greeted by a spacious lounge that offers a warm and inviting atmosphere.

The lounge flows seamlessly into a well-appointed fitted kitchen, complete with French doors that open to a lovely private rear garden.

This outdoor space is a charming blend of patio and lawn, ideal for relaxing or entertaining guests.

Upstairs, you will find two generously sized double bedrooms.

The master bedroom features built-in wardrobes, providing ample storage space.

A modern family bathroom completes the upper level, offering contemporary fixtures and a comfortable space for daily routines.

This home is situated in a prime location, close to the serene Millers Pond, reputable schools, lovely parks, and convenient bus links to Woolston and the Southampton City Centre.

It truly is a lovely starter home, offering both comfort and convenience in a sought-after area.

Don't miss the opportunity to make this charming house your new home.

Whether you are a first-time buyer or an investor, this property presents an excellent opportunity for an investment.

Entrance Porch

Space for coats and shoes

Lounge

17' 3" max into excess x 11' 7" (5.26m max into excess x 3.53m)

Double glazed window to front aspect. Laminate flooring. TV port. Under stairs cupboard housing electric meter and has shelving.

Kitchen

11' 6" max x 8' 8" (3.51m max x 2.64m)

Double glazed window to rear aspect. French doors to garden. Fitted kitchen with wall and base units. Electric hob and oven. Extractor fan. Space for appliances.

Landing

Loft access.

Bedroom 1

9' 6" max x 9' 9" (2.90m max x 2.97m)
Double glazed window to front aspect.
Radiator. Double built in wardrobes. Airing cupboard housing water tank.

Bedroom 2

11' 7" x 7' 9" (3.53m x 2.36m)
Double glazed window to rear aspect.
Radiator.

Bathroom

Modern bathroom. Wash hand basin. WC.
Shower over bath. Radiator. Towel rail.
Extractor fan.

Outside

To the front. One allocated parking space.
To the rear. Garden with patio and lawn area.
Outside tap.

Play Park across the road.





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

To view this property please contact Connells on

T 02380 422080
E Bitterne@connells.co.uk

2 West End Road Bitterne
 SOUTHAMPTON SO18 6TG

EPC Rating: Awaited

view this property online connells.co.uk/Property/BTN107086

Tenure: Freehold



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: BTN107086 - 0002