



**Connells**

Walnut Avenue  
Southampton



### Property Description

This beautifully presented 3-bedroom end of terraced house offers a perfect blend of modern comfort and convenience. The property boasts off-road parking and a spacious garage, ideal for storage.

Inside, the ground floor features a modern, fully fitted kitchen and a convenient downstairs toilet.

The lounge/diner is bright and airy, providing an excellent space for both relaxation and entertaining.

Upstairs, there are three well-proportioned bedrooms, perfect for family living or home office use.

The private, enclosed rear garden offers a peaceful outdoor retreat. Additional features include an EV car charger, making the property future-ready for electric vehicle owners.

This lovely family home is situated in a desirable area, offering a peaceful lifestyle while being close to local amenities. Don't miss the opportunity to make this wonderful house your home.

### Downstairs W/C

### Lounge Diner

24' 1" x 10' 7" Max (7.34m x 3.23m Max )

Double glazed window to front and side aspect. Radiator. Double glazed patio doors to garden.

### Kitchen

12' 6" Plus recess x 8' 4" (3.81m Plus recess x 2.54m )

Double glazed window to rear. Fitted kitchen with wall and base units. Stainless steel sink and unit. Radiator. LTV flooring.



## Bedroom 1

13' 6" Plus wardrobe x 9' 3" (4.11m Plus wardrobe x 2.82m)  
Double glazed window to rear and side aspect. Radiator. Carpet. Built in wardrobe.

## Bedroom 2

10' 6" Plus wardrobe x 9' 10" (3.20m Plus wardrobe x 3.00m)  
Double glazed window to rear aspect. Built in wardrobe. Radiator. Carpet.

## Bedroom 3

9' 2" x 7' 8" Plus wardrobe (2.79m x 2.34m Plus wardrobe)  
Double glazed window to front aspect. Built in cupboard. Radiator. Carpet

## Bathroom

Double glazed window to front aspect. Toilet and Vanity sink unit. Shower over bath. Towel rail. Part tiled.

## Outside

To the front. Lawn and driveway leading to front door. Garage attached to front of property.  
To the rear. Garden with Paving and Lawn area.





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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Tenure: Freehold



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