



Connells

Obelisk Road
Southampton



Property Description

We are excited to market this four-bedroom Semi-detached home. Located in a sought-after location of Woolston, which is well known for its excellent school catchments and range of local amenities along with transports links. The property itself is a credit to the current owners and has numerous benefits inside!

On the ground floor you will find a Lounge with bay front windows followed by a second Sitting room, Dining room and modern style Kitchen to the rear. Along with a modern style Shower room to the rear of the property.

A Private rear garden which is split into two with steppingstones through the middle and benefits from a side gate access to the front driveway.

On the first floor you are greeted by the family Bathroom and four Bedrooms with bay front windows to bedroom one. Stairs also leading up to the converted Loft room on the second floor which benefits from two velux windows.

This is a versatile property, and an internal viewing is highly recommended!

Contact us directly to arrange a viewing.

Key Features

- Four Bedroom Semi-detached Property
- Tarmac Driveway for Multiple Cars
- Modern Style Kitchen
- Shower Room Downstairs
- Loft Room
- Private Rear Garden
- Side Gate Access
- Sitting and Dining Room

Entrance

Original Front Door;

Lounge

15' max x 11' 7" max (4.57m max x 3.53m max)

Double glazed bay front window, fireplace, laid to laminate, detailed coving;

Dining Room

12' 7" max x 12' 1" max (3.84m max x 3.68m max)

Double glazed window to side, laminated flooring, fireplace, radiator;

Reception Room 3

12' 2" x 9' 2" (3.71m x 2.79m)

Double glazed window to side and rear, radiator to side, laid to carpet;

Kitchen

12' 2" x 11' 4" (3.71m x 3.45m)

Double glazed window to side, base units, stainless steel sink and drainer, laid to laminate, extractor fan, induction hob;

Downstairs Bathroom

Double glazed window to side, WC, tiled walls and floors, double walk in shower;

Utility

Double glazed window to rear;

Bedroom One

16' 1" x 15' 7" (4.90m x 4.75m)

Double glazed bay window to front and double glazed window to front, laid to carpet;

Bedroom Two

12' 1" x 11' 4" (3.68m x 3.45m)

Double glazed window to rear;

Bedroom Three

11' 7" x 10' 3" (3.53m x 3.12m)

Double glazed window to side;

Bedroom Four

9' 4" x 7' 6" (2.84m x 2.29m)

Double glazed window to side;

Bathroom

Double glazed window to side, partial tiles, WC, bath, hand wash basin;

Loft Room

36' 9" max x 8' 9" max (11.20m max x 2.67m max)

Two velux windows, laid to carpet, lighting, heater;

Front Garden

Tarmac driveway for two cars, side access;

Rear Garden

Mainly laid to lawn, patio, stepping stones, split into two, side access;





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: E

view this property online connells.co.uk/Property/BTN105995

This is a Leasehold property with details as follows; Term of Lease 1000 years from 29 Sep 1901. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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: BTN105995 - 0006