



Connells

Cobden Rise
Southampton



Property Description

This well-presented 3-bedroom property offers comfortable and modern living across two floors. Downstairs features a generous living room perfect for relaxing or entertaining, a stylish modern kitchen with ample storage, and a convenient downstairs W/C. The home benefits from both front and rear gardens, ideal for families, gardening enthusiasts, or outdoor dining.

Upstairs, you will find two large double bedrooms and a smaller third bedroom ideal as a child's room, guest space, or home office. This home combines space, functionality, and contemporary style, making it perfect for families or professionals.

KEY FEATURES;

- **Spacious Living Room**
- **Modern Fitted Kitchen**
 - **Downstairs W/C**
 - **Great Location**
 - **Three Bedrooms**



Entrance Hall

Double glazed window to front

Downstairs W/C

Lounge

14' 6" Max x 13' 5" Max (4.42m Max x 4.09m Max)

Laminate - flooring - double glazed windows to rear, door to rear

Kitchen

11' 8" Max x 8' 4" Max (3.56m Max x 2.54m Max)

Stainless steel, sink and drainer, double glazed window to front

Landing

Storage cupboard

Bedroom 1

11' 4" Plus wardrobe x 8' 8" (3.45m Plus wardrobe x 2.64m)

Double glazed window to rear - radiator to rear - laminate

Bedroom 2

11' 9" Plus wardrobe x 8' 4" (3.58m Plus wardrobe x 2.54m)

Double glazed window to front, laminate, radiator, wardrobe

Bedroom 3

7' 6" x 5' 9" (2.29m x 1.75m)

Radiator to rear, double glazed window to rear

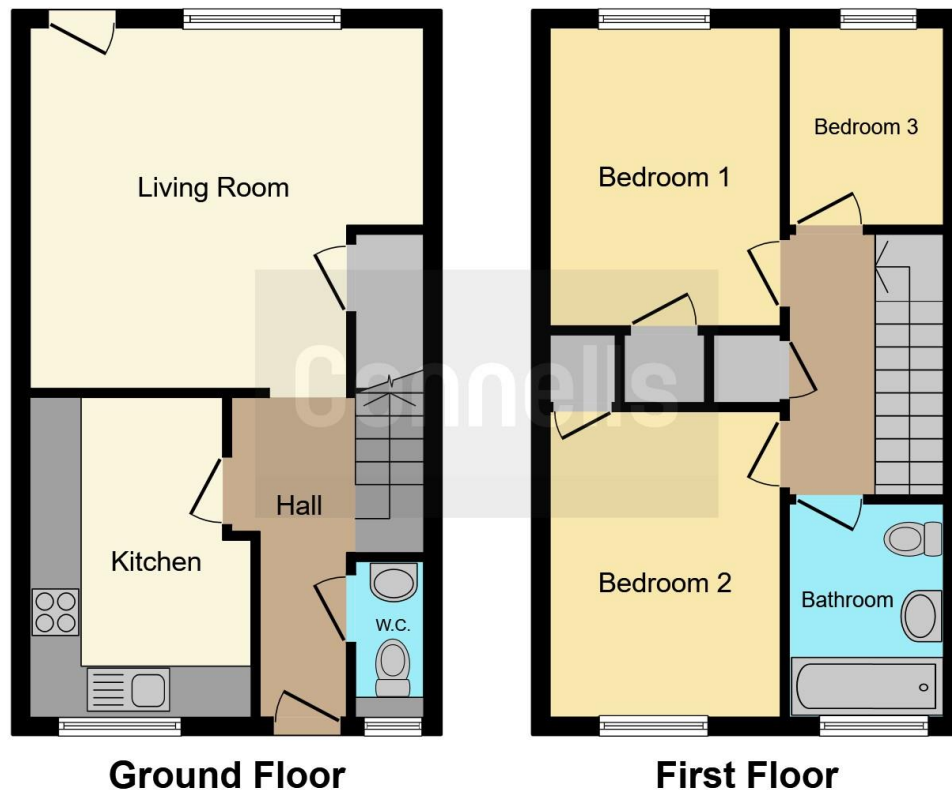
Bathroom

Shower over bath, double glazed window to front, w/c, handwash basin

Loft Space

Partially boarded - Very large electric - upstairs ladder





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

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EPC Rating: D Council Tax
 Band: B

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Tenure: Freehold



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