



**Connells**

Flint Close  
Southampton



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Southampton SO19 6RQ

for sale offers in excess of  
**£260,000**



### Property Description

Beautifully Presented 2-Bedroom Home in a Lovely Location.

Nestled in a highly sought-after and peaceful location, this charming two-bedroom home offers an ideal blend of comfort, modern living, and practicality. Perfect for first-time buyers, small families, or those looking to downsize, the property boasts a thoughtful layout with a stylish finish throughout.

As you enter the home, you're welcomed by a spacious and inviting lounge - a perfect place to relax or entertain guests. The modern décor and neutral tones give the space a bright and airy feel. Towards the rear of the property, a generous dining room seamlessly opens onto the garden through patio doors, creating a wonderful indoor-outdoor flow ideal for summer gatherings or quiet evenings.

The contemporary kitchen is both sleek and functional, featuring plenty of storage space. A convenient downstairs toilet adds to the practicality of the home.

Upstairs, you'll find two well-proportioned double bedrooms, each offering ample space for furnishings and enjoying plenty of natural light. The stylish family bathroom continues the modern theme, with quality fittings and a clean, elegant design.

Outside, the easy-to-maintain garden offers a private retreat - perfect for enjoying sunny days or gardening without the hassle. Whether you're enjoying a quiet morning coffee or hosting friends, this outdoor space delivers.

Set in a lovely neighbourhood with access to local amenities, parks,

### Key Features

- Two Generously Sized Bedrooms
- Spacious Lounge
- Modern Interior Throughout
- Dining Room Opening onto Garden
- Downstairs Toilet
- Low-Maintenance Garden
- Lovely Location
- Allocated Car Parking Space

## Entrance Hall

Radiator to side, laid to carpet, built in door mat

## Downstairs

Double glazed window to front, W/C handwash basin, radiator, concrete, fuse box

## Lounge

14' 9" Max x 11' 11" Max ( 4.50m Max x 3.63m Max )

Double glazed window to front aspect, radiator to front, laid to carpet, access to kitchen, understairs storage

## Dining Room

9' 4" x 9' 1" ( 2.84m x 2.77m )

Double glazed patio doors to rear, laid to laminate, radiator to side

## Kitchen

11' 10" x 8' 6" ( 3.61m x 2.59m )

Laminate flooring, American fridge freezer, plumbing for washing machine, wall and base units, roll top work surfaces, electric hob, oven integral, partial splash back, double glazed window to rear, stainless steel sink and drainer, boiler

## Landing

Laid to carpet, access to loft, partially boarded - no ladder - x1 socket

## Bedroom One

9' 11" Plus wardrobe x 9' Max ( 3.02m Plus wardrobe x 2.74m Max )

Laid to laminate, double glazed window to front, radiator to front, storage cupboard, double wardrobe

## Bedroom Two

11' 11" x 8' 7" Max ( 3.63m x 2.62m Max )

Double glazed window to rear, radiator to rear, laid to laminate, x2 sockets

## Bathroom

Tiled floor - partially tiled walls, towel radiator, W/C handwash basin, mirrored cupboards, shower over bath, glass shower screen

## Rear Garden

Private and enclosed, rear access, outside

tap, socket, partially paved, partially boarded flower beds

## Agents Notes

Under the terms of the Estate Agency Act 1979 (section 21), Please note that the vendor is an employee of the Connells Group of companies.





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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**T 02380 422080**  
**E [Bitterne@connells.co.uk](mailto:Bitterne@connells.co.uk)**

2 West End Road Bitterne  
 SOUTHAMPTON SO18 6TG

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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: D    Council Tax  
 Band: C

Tenure: Freehold



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