



sparks ellison



# 9 Cornwall Road, Southampton, SO18 2AS

£325,000

A three bedroom detached family home situated in the highly popular location of Midanbury. On the ground floor the property offers modern accommodation in the form of sitting room, kitchen/diner, cloakroom/utility area. On the first floor are three bedrooms and a modern three piece family bathroom. Other benefits of the property include sweeping views of Frogs Copse, off road parking, double glazing, gas central heating, a generous enclosed rear garden.

## ACCOMMODATION

### Ground Floor

#### Entrance Hall:

Composite door to front aspect leading into entrance hallway, tiled flooring, stairs leading to first floor and door leading into lounge.

#### Sitting Room:

13'1" into bay window x 12" (3.98m x 3.66m) Bay window to front aspect, Fireplace with inset Dimplex electric stove, wooden flooring and door leading into kitchen/diner.

#### Kitchen/Dining Room:

16'6" x 7'5" (5.03m x 2.26m) Double glazed French doors to rear aspect leading onto garden, double glazed window to side aspect. Range of modern eye and base level units with solid wood worktops over, stainless steel sink and drainer, integrated double oven with gas hob and stainless steel extractor over, integrated dishwasher and fridge/freezer, under-stairs storage/larder cupboard, oak flooring, tiling to principal areas and door leading into rear lobby.

#### Rear Lobby:

UPVC Door to side aspect leading onto garden, tiled floor and door leading into cloakroom.

#### Cloakroom:

5'9" x 4' (1.75m x 1.22m) Double glazed window to side aspect, low level WC, stainless steel sink, tiled splash-back, space and plumbing for washing machine.

### First Floor

#### Landing:

Double glazed window to side aspect, hatch providing access to loft space.

#### Bedroom 1:

12' into bay x 9' (3.66m x 2.74m) Double glazed bay window to front aspect.

#### Bedroom 2:

9' 7" x 9' 1" (2.92m x 2.77m) Double glazed window to rear aspect with pleasant views over frogs copse.

#### Bedroom 3:

7'7" x 7'1" (2.31m x 2.16m) Double glazed window to front aspect.

#### Bathroom:

6'11" x 5'10" (2.11m x 1.78m) Double glazed window with obscure glass to side aspect. Modern white three piece suite consisting of enclosed panel bath with mains shower over, low level WC and vanity unit with wash hand basin over. Boiler cupboard, chrome heated towel rail, tiling to principal areas and tiled flooring.

## OUTSIDE

### Front:

To the front of the property there is a driveway providing off road parking with gated side access leading to the rear garden the rest being laid to shingle enclosed by low level brick wall.

### Rear Garden:

The rear garden is set over three tiers with two areas laid to shingle with steps leading down to an area which is mainly laid to lawn all enclosed by wooden panel fencing, shed and rear gated access to Frogs Copse.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

Built in 1940's and fully refurbished in 2015

### Approximate Area:

727sqft/67.5sqm

### Sellers Position:

Found property to purchase

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Loft Space:

Partially boarded

### Local Council:

Southampton City Council - 023 8083 3009

### Council Tax:

Band C

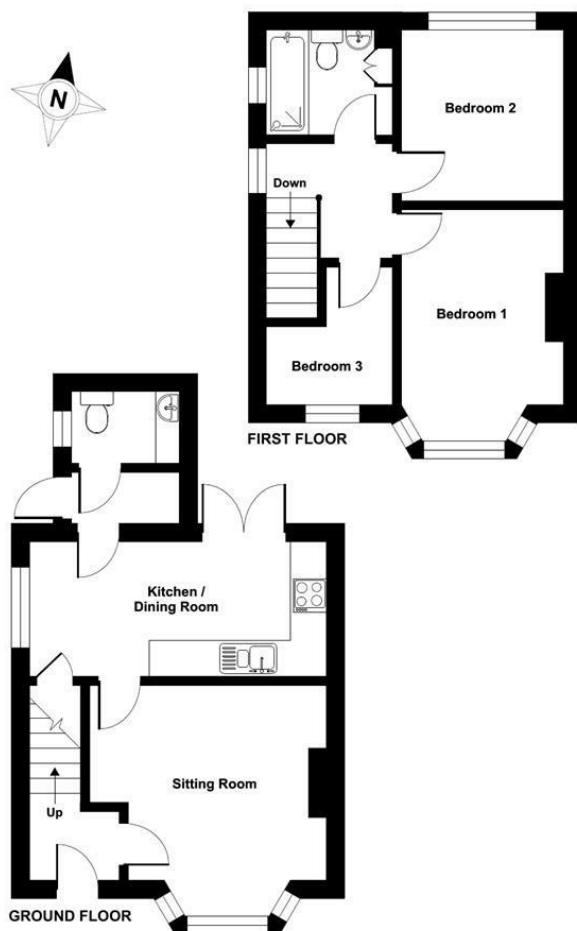
### Agents Note:

If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £20 + vat per person for these checks.

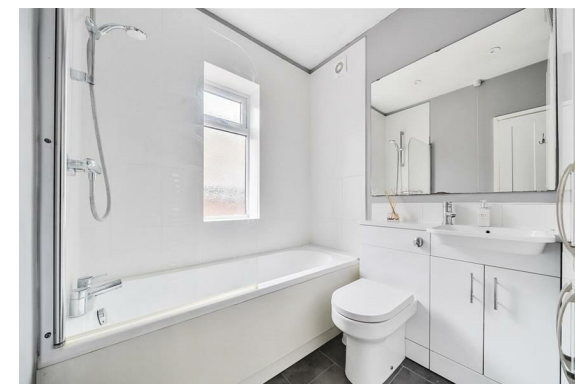
### Agents Note:

Please be advised that this property is owned by an employee of Sparks Ellison Ltd.

Ground Floor = 372 sq ft / 34.5 sq m  
 First Floor = 355 sq ft / 33 sq m  
 Total = 727 sq ft / 67.5 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Sparks Ellison. REF: 1258180



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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