Connells

Ashmead Road
Southampton

Ashmead Road
Southampton SO16 5DL

for sale offers in excess of
£325,000

Property Description

A well-presented three-bedroom semi-detached home offering spacious and versatile accommodation, ideally suited to families and buyers seeking additional living space. The property is entered via a porch leading to a welcoming hallway with stairs to the first floor. To the front is a bright and comfortable lounge with a bay window, while the separate dining room provides an excellent space for family meals and entertaining. The fitted kitchen is positioned to the rear and offers access to the side of the property. A conservatory extends the living accommodation and overlooks the garden, creating a flexible space for relaxation, working from home or play. The ground floor also benefits from a convenient separate WC and internal access to the garage. Upstairs are three bedrooms, including two generous doubles, together with a family bathroom. Further benefits include gas central heating, an attached garage and a practical layout throughout, with planning permission granted for side extension.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Porch

Covered entrance providing access to the property.

Entrance Hall

Welcoming entrance hall with stairs rising to the first floor and doors to the principal ground floor rooms.

Lounge

14' 10" x 10' 9" (4.52m x 3.28m)

A bright front-facing reception room featuring a bay window and space for comfortable seating.

Dining Room

11' 11" x 10' 9" (3.63m x 3.28m)

Well-proportioned room ideal for family dining and entertaining, conveniently positioned between the lounge and kitchen.

Kitchen

15' 1" x 5' 11" (4.60m x 1.80m)

Fitted with a range of units and work surfaces, offering practical preparation space and side access.

Conservatory

7' 9" x 6' 9" (2.36m x 2.06m)

Versatile additional reception area overlooking the rear garden, suitable as a sitting room, playroom or home office.

WC

Convenient ground floor cloakroom fitted with a WC and wash hand basin.

Stairs To First Floor

Bedroom One

14' 10" x 10' 10" (4.52m x 3.30m)

Spacious double bedroom positioned at the front of the property.

Bedroom Two

11' 10" x 9' 7" (3.61m x 2.92m)

A further good-sized double bedroom overlooking the rear aspect.

Bedroom Three

8' 8" x 6' (2.64m x 1.83m)

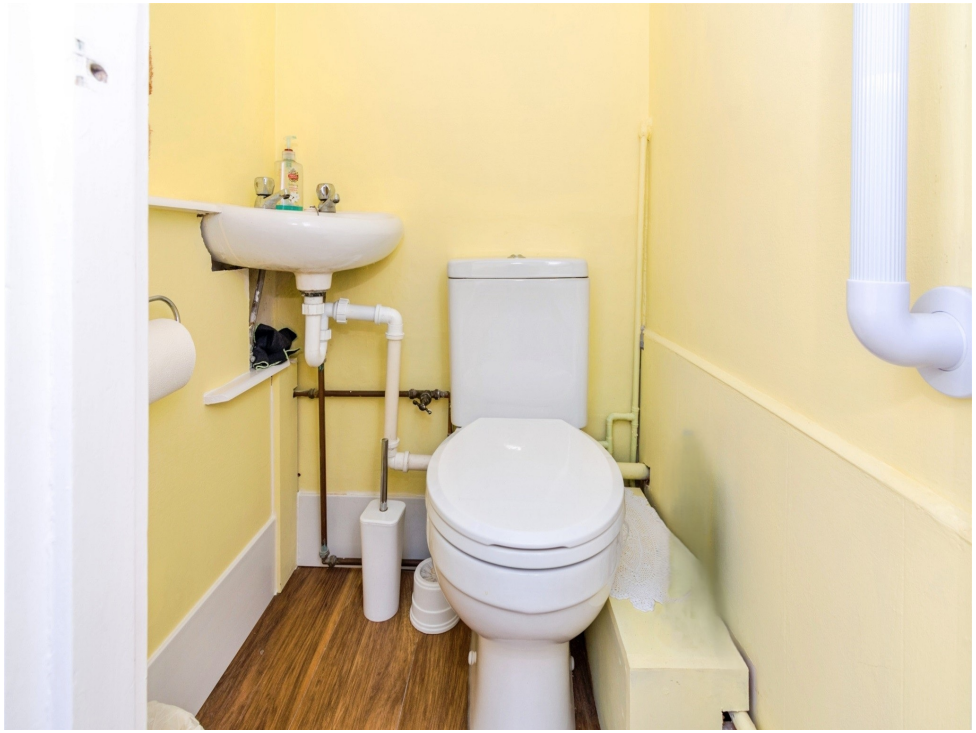
Single bedroom ideal as a child's room, nursery, dressing room or study.

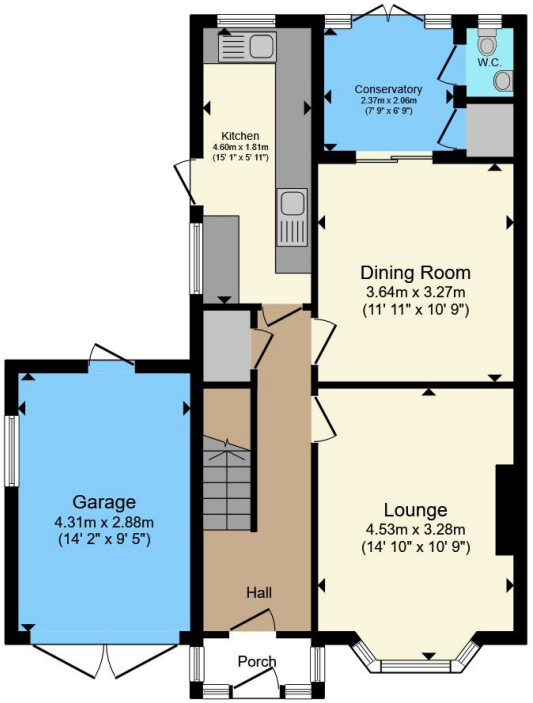
Family Bathroom

Comprising a bath, WC and wash hand basin.

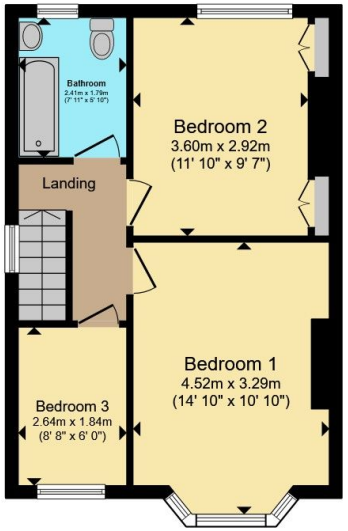
Garage

Attached garage providing secure parking, useful storage or workshop space.





Ground Floor



First Floor

Total floor area 107.3 m² (1,155 sq.ft.) approx

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.propertybox.io

Connells

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409 Shirley Road Shirley
SOUTHAMPTON SO15 3JD

EPC Rating: C

Council Tax
Band: C

Tenure: Freehold

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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.

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