



Connells

Wordsworth Road
Southampton



Property Description

Situated in the highly-sought after location of Shirley with NO CHAIN, Connells are presenting this charming three-bedroom mid-terraced home, made up of a separate living room and open-plan kitchen/diner, with built-in storage - perfect for hosting and entertaining. The fitted kitchen is made up of neutral cabinetry, freestanding appliances, a breakfast bar and access into the hall that leads to the family bathroom and rear garden. The rear garden is low-maintenance, while the bathroom is a modern three-piece with marble tiling, toilet, bath with attached shower and hand-wash basin. Upstairs are three well-sized bedrooms with a handy W/C also. Further benefits are double glazing and gas central heating.

Opposite is the award winning St James Park, good local schools on Bellemoor Road, varied shops on Shirley High Street with bus access to the town centre. Southampton General Hospital is within easy walking distance, as both Southampton Sports Centre and The Common. Winchester Road gives easy access out of town to New Forest National Park and easy access to the M27.

Porch

Hallway

Living Room

12' x 9' 11" (3.66m x 3.02m)

Dining Room

13' 9" x 12' (4.19m x 3.66m)

Open-Plan with Kitchen and has Built-In Storage

Kitchen

10' 9" x 8' 2" (3.28m x 2.49m)

Fitted with Neutral Cabinetry, Freestanding Appliances & Access to Garden & Bathroom

Bathroom

7' 7" x 5' 10" (2.31m x 1.78m)

Modern Three-Piece with Marble Tiling, Bath with Attached Shower, Toilet and Hand-Wash Basin

Stairs Leading To First Floor

Bedroom 1

13' 2" x 9' 10" (4.01m x 3.00m)

Bedroom 2

12' x 7' 10" (3.66m x 2.39m)

Bedroom 3

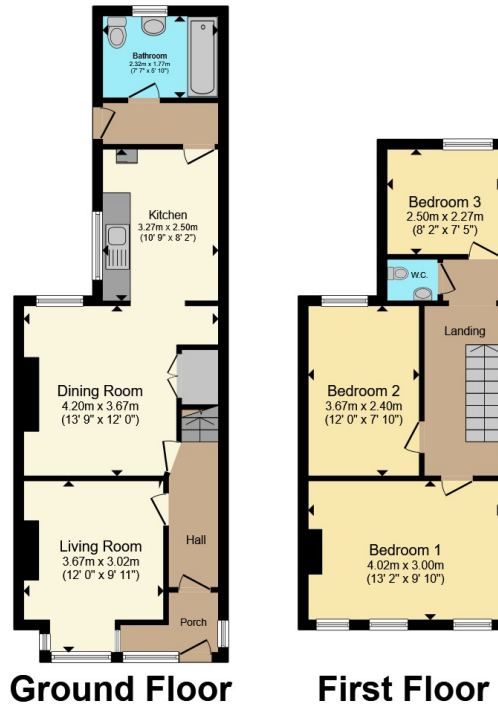
8' 2" x 7' 5" (2.49m x 2.26m)

W/C









Total floor area 83.4 m² (898 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



To view this property please contact Connells on

T 02380 789 351
E shirley@connells.co.uk

409 Shirley Road Shirley
 SOUTHAMPTON SO15 3JD

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SSR312601



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: SSR312601 - 0005