



**Connells**

Gainsborough Close  
Southampton



## Property Description

Located in the popular residential area of Gainsborough Close, Southampton, this well-presented three-bedroom home is ideal for families, first-time buyers, or those looking to upsize.

The property features a spacious lounge, perfect for relaxing or entertaining, and a fitted kitchen that leads into a separate dining room. Sliding doors from the dining area open onto the rear garden, creating a bright and airy space with a great indoor-outdoor feel.

Upstairs offers three well-proportioned bedrooms and a brand new, modern family bathroom finished to a high standard. A newly installed boiler provides added efficiency and peace of mind.

Outside, the garden includes a decking area for outdoor dining and a lawn section, along with a large purpose-built shed/workshop. The property also benefits from a garage, adding further practicality.

A great opportunity to acquire a comfortable and well-maintained home in a desirable Southampton location.

## Lounge

Double glazed window to front aspect. X 2 Gas central heating radiators.

## Dining Room

Double glazed sliding doors to rear aspect. Gas central heating radiator.

## Kitchen

Double glazed window to rear aspect. Wall and base units. Sink and drainer. Gas hob. Electric oven. Boiler. Space for washing machine. Space for dishwasher.

## Bedroom 1

Double glazed window to front aspect. Ceiling fan. Gas central heating radiator.

## Bedroom 2

Double glazed window to rear aspect. Ceiling fan. Gas central heating radiator.

## Bedroom 3

Double glazed window to front aspect. X 2 fitted wardrobes. Gas central heating radiator.

## Bathroom

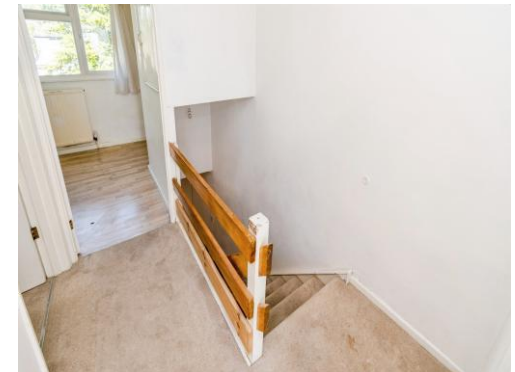
Double glazed window to rear aspect. WC. Vanity sink. Bath with shower. (All brand new)

## Outside

Rear garden - Decking area. Lawn area. Large shed. Garage.

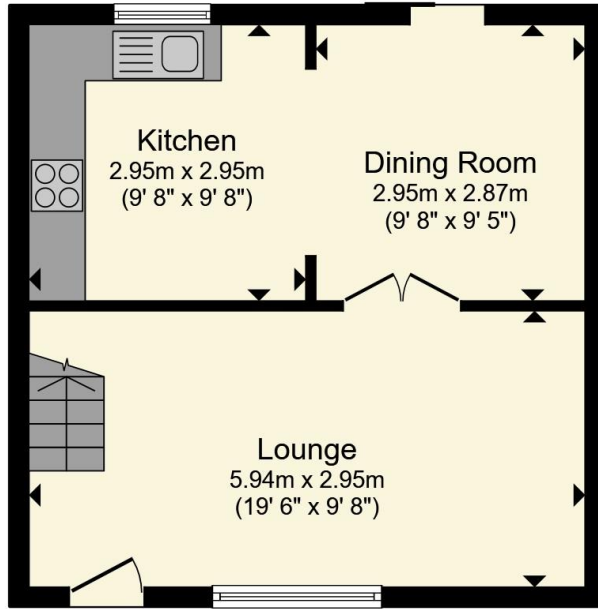
## KEY FEATURES

- Three well-proportioned bedrooms
- Spacious lounge
- Fitted kitchen with dining area
- Sliding doors to rear garden
- Brand new family bathroom
- Newly installed boiler
- Private garden with decking and lawn
- Garage and large workshop/shed

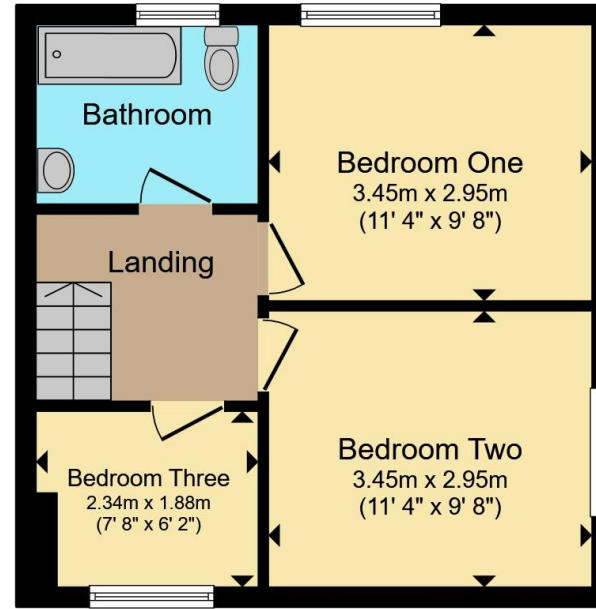








**Ground Floor**



**First Floor**

Total floor area 71.1 m<sup>2</sup> (765 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](http://www.propertybox.io)



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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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