



Connells

Colne Avenue
SOUTHAMPTON



Property Description

Connells are marketing this two-bedroom end-terraced home in Millbrook with great potential and NO CHAIN. The living room is generous, offering ample space for dining, with sliding door leading directly to the garden. The fitted kitchen is adjacent with freestanding appliance space, a pantry style built-in storage, and direct access to the rear garden. It is well-maintained being laid-to-lawn with a handy patio walkway and seating area, making this perfect for all occasions. It also benefits from a large storage shed and gated side access for added convenience. Upstairs, are two double bedrooms, with the main bedroom benefiting from a built-in storage cupboard/wardrobe, with plenty of freestanding storage space also, and a second versatile room, great as an office, dressing room, or a child's/guest bedroom. The three-piece family bathroom comprises a bath with shower attachment, hand-wash basin, and toilet. Additional benefits include built-in storage under the stairs and on the landing, communal parking within a close proximity, double glazing, and gas central heating. The property is great for small families, investors, or workers alike!

This well-appointed property is ideal for both families and commuters, offering easy access to local shops, supermarkets, healthcare services, and several well-regarded schools. Excellent transport links are nearby, including regular bus routes to the city centre, access to the M271 and M27, and Southampton Central Station.

Hallway

Has Built-In Storage

Living Room

18' 3" x 12' 7" (5.56m x 3.84m)

Large with Dining Space & Rear Garden Access

Kitchen

10' x 6' 11" (3.05m x 2.11m)

Fitted with Built-In Pantry Style Storage, Freestanding Appliance Space & Rear Garden Access



Stairs Leading To First Floor

Landing

Has Built-In Storage

Bedroom 1

15' 11" x 9' 7" (4.85m x 2.92m)

Has Built-In Storage

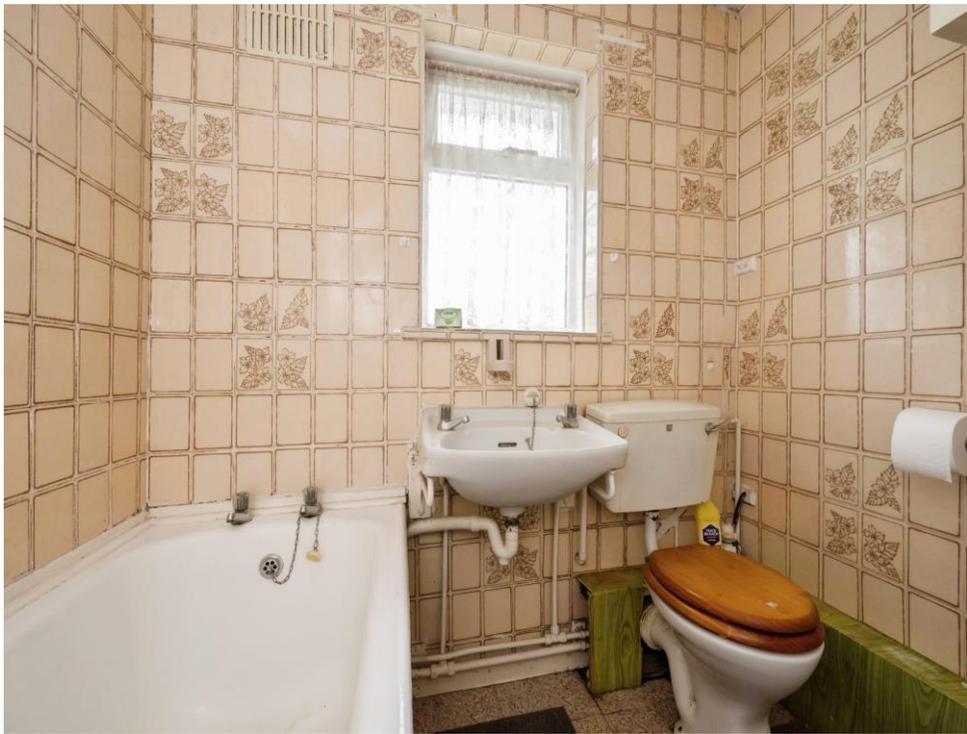
Bedroom 2

12' x 9' 1" (3.66m x 2.77m)

Bathroom

6' 8" x 5' 6" (2.03m x 1.68m)

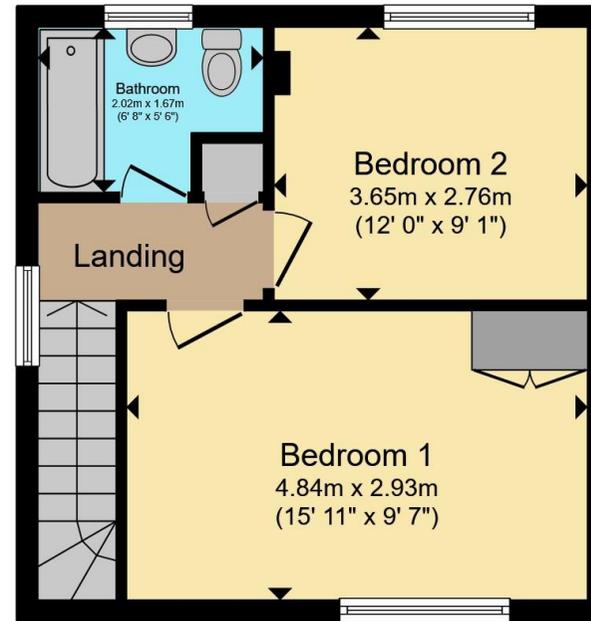








Ground Floor



First Floor

Total floor area 64.5 m² (695 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: Council Tax
 Awaited Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SSR312737



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: SSR312737 - 0002