



Connells

Warren Avenue  
SOUTHAMPTON



## Property Description

Situated on Warren Avenue in the popular residential area of Shirley Warren, Southampton, this three-bedroom semi-detached house is ideally located just a short distance from Southampton General Hospital, local schools, shops and excellent transport links. The accommodation comprises a spacious lounge, separate dining room, fitted kitchen, three well-proportioned bedrooms and shower room. Further benefits include gas central heating, double glazing, off-road parking and a private enclosed rear garden, providing an ideal space for families and outdoor entertaining. Offering well-balanced living accommodation in a highly convenient location, this property is an excellent opportunity for first-time buyers, families and investors alike. Viewing is highly recommended.

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

## Stairs To First Floor

### Bedroom One

14' 1" x 10' 8" ( 4.29m x 3.25m )

### Bedroom Two

11' 11" x 10' 4" ( 3.63m x 3.15m )

### Bedroom Three

10' 4" x 6' 11" ( 3.15m x 2.11m )

### Rear Garden

## Entrance Hall

### Living Room

11' 9" x 10' 4" ( 3.58m x 3.15m )

### Dining Room

13' 9" x 10' 6" ( 4.19m x 3.20m )

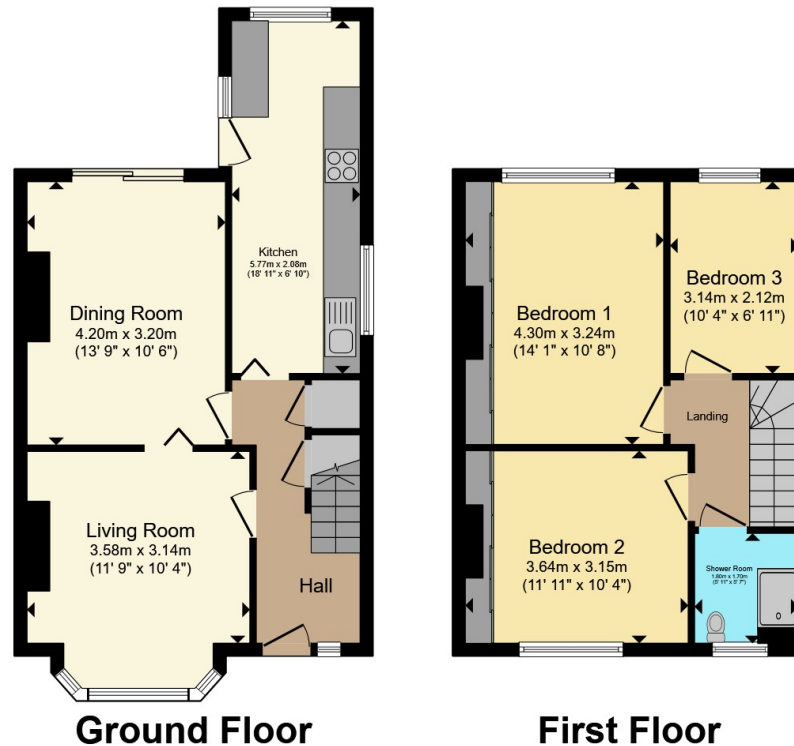
### Kitchen

18' 11" x 6' 10" ( 5.77m x 2.08m )









Total floor area 89.4 m<sup>2</sup> (962 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)



To view this property please contact Connells on

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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/SSR313127](http://connells.co.uk/Property/SSR313127)**



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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