



Connells

Dale Road
Southampton



Property Description

Connells are delighted to bring to market this spacious semi-detached family home which offers a wonderful living space and is situated in a fantastic spot on Dale Road. It is ideally located for access to the General Hospital, situated within walking distance of St James Park and local amenities. The property benefits from a generous sized lounge with a beautiful bay window, separate dining room with an open-plan modern kitchen - making it a breeze when hosting/entertaining family and friends - equipped with fitted appliances, plenty of space and entrance into the large rear garden. The garden is made up of decking, stones and grass, perfect for all occasions. Upstairs the property has three well-sized bedrooms, and a three-piece bathroom, made up of a toilet, hand-washing basin, and bath with attached shower. It also benefits from double glazing, gas central heating and driveway parking.

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.

Hallway

Living Room

14' x 11' 8" (4.27m x 3.56m)

Dining Room

11' 7" x 10' 7" (3.53m x 3.23m)

Kitchen

12' 2" x 8' 3" (3.71m x 2.51m)

Stairs To First Floor

Bedroom One

14' 1" x 11' 9" (4.29m x 3.58m)

Bedroom Two

12' 1" x 10' 6" (3.68m x 3.20m)

Bedroom Three

13' 1" x 8' 3" (3.99m x 2.51m)

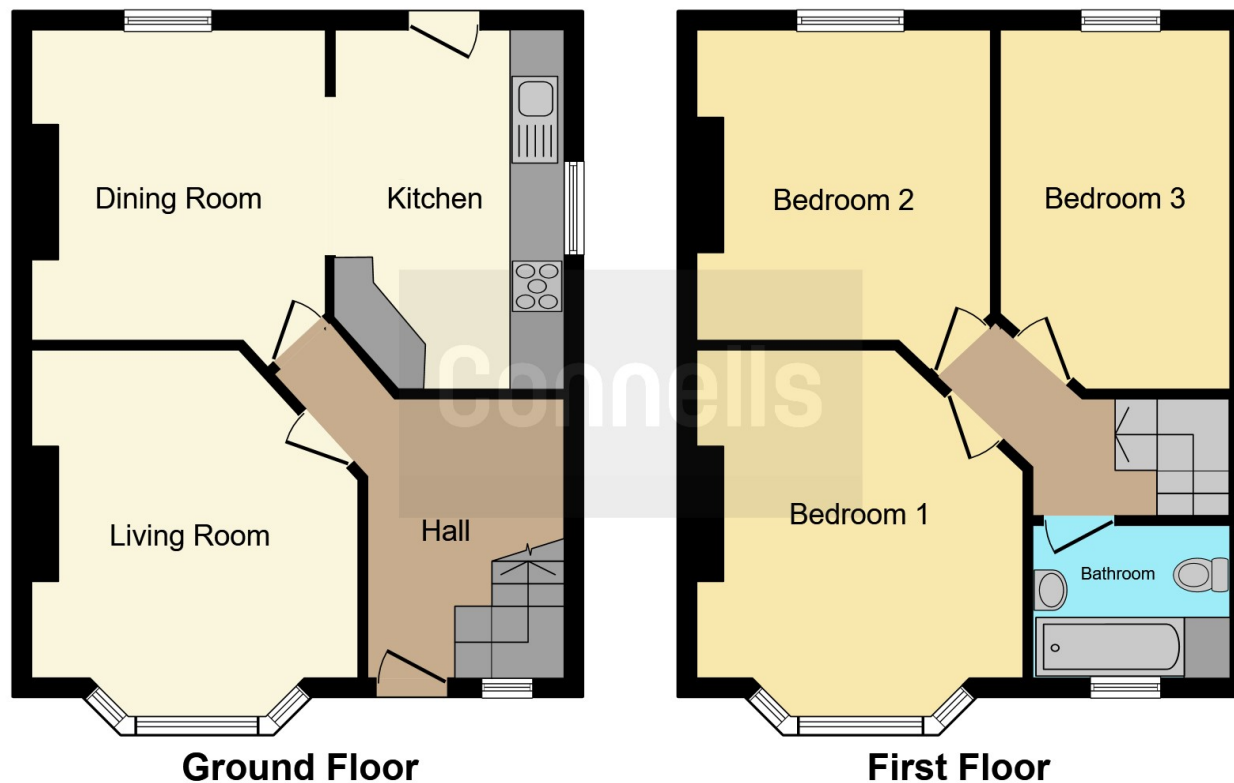
Bathroom

Garden









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.focalagent.com

To view this property please contact Connells on

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409 Shirley Road Shirley
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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SSR312624



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.

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