



Connells

Kendal Avenue
SOUTHAMPTON

Kendal Avenue
SOUTHAMPTON SO16 9LX

for sale offers in excess of
£300,000



Property Description

Offered for sale in excellent condition throughout is this wonderfully presented, sleek, stylish and modern three-bedroom family home. The house is an ideal choice for first-time buyers, or those wanting a change. This attractive mid-terrace property is well proportioned and favourably laid out, comprising a well-sized living room and a generously sized, ultra-modern kitchen that overlooks the rear garden. Further benefits to the ground floor include a utility room and an outdoor storage facility.

The first floor boasts three spacious bedrooms, all of which are served by the family bathroom. Outside, there is a well-maintained, family-friendly garden, perfect for gatherings and outdoor activities. Additionally, two off-road parking spaces are situated to the front of the property, making this home a must see.

The property is a short drive from Southampton City Centre and with Shirley High Street even closer, there is a great variety of shopping, entertainment and food and drink outlets nearby. There are fantastic public transport links, including Redbridge train station within close proximity, bus stops within walking distance and easy access to the M271. The home is also conveniently located for the General Hospital and schooling for all ages.

Hall

Kitchen

19' 5" max x 16' max (5.92m max x 4.88m max)

A stylish and modern kitchen fitted with contemporary units, ample work surfaces and integrated appliances, complemented by breakfast bar seating and spot lighting.

Utility Room

Space for washing machine and tumble dryer

Living Room

17' 11" x 12' 2" (5.46m x 3.71m)

A well-proportioned living room finished in neutral tones, offering ample space for living room furniture and enhanced by large windows and contemporary lighting.

First Floor

Bedroom One

12' 6" x 10' 6" (3.81m x 3.20m)

A well-proportioned double bedroom featuring a window, radiator and ample space for a double bed along with freestanding storage furniture.

Bedroom Two

11' 3" x 10' 6" (3.43m x 3.20m)

A comfortable double bedroom benefitting from a window, radiator and sufficient space to accommodate a double bed and additional storage.

Bedroom Three

8' 8" x 8' (2.64m x 2.44m)

A further double bedroom with a window and radiator, offering space for a double bed and bedroom furniture, making it ideal for guests, children or home working.

Bathroom

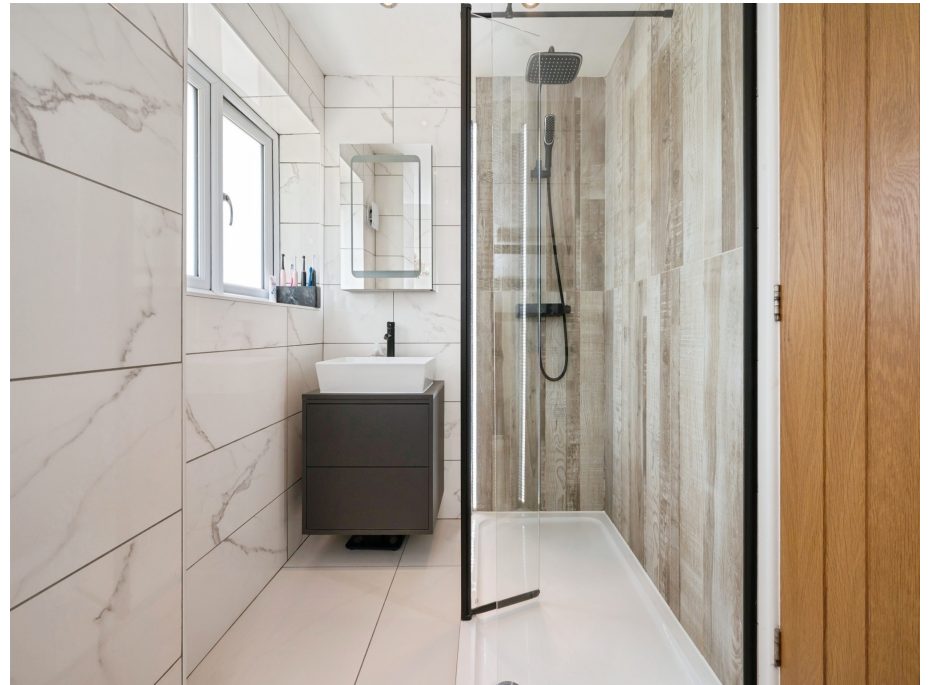
8' 6" x 5' 8" (2.59m x 1.73m)

Tiled throughout, WC, Hand wash basin and shower.

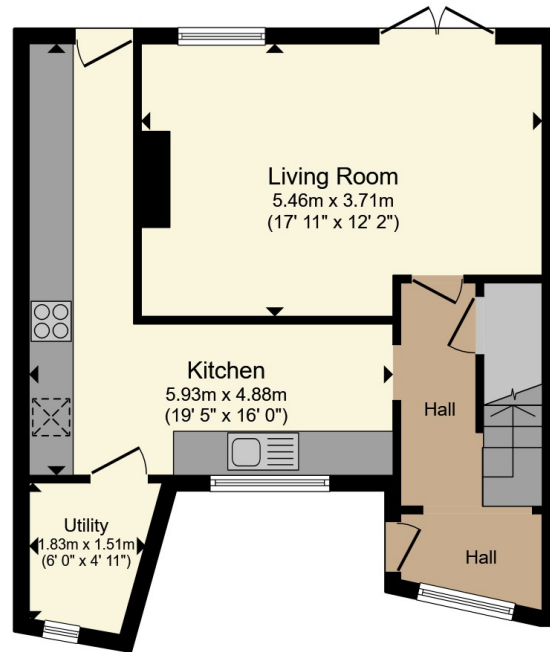
Outside

A well-proportioned living room finished in neutral tones, offering ample space for living room furniture and enhanced by large windows and contemporary lighting.

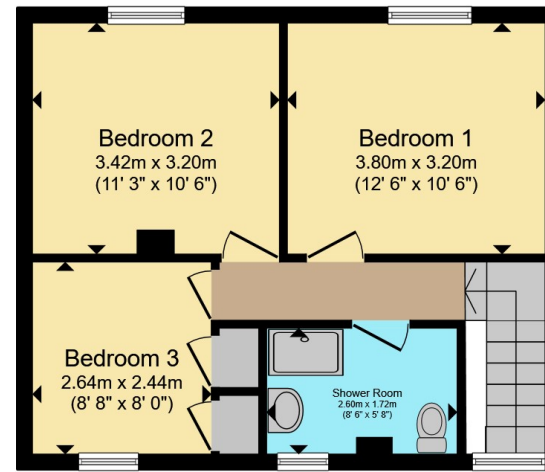








Ground Floor



First Floor

Total floor area 88.3 m² (951 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



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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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