



Connells
02380 789 351
FOR SALE

Connells

Percy Road
Southampton



Property Description

Situated on the ever-popular Percy Road, this three-bedroom semi-detached home offers spacious accommodation and excellent potential for buyers looking to create a long-term family home. The ground floor comprises a welcoming entrance hall, generous living room, separate dining room, kitchen and conservatory, providing a flexible layout for modern family living. A convenient downstairs WC complements the first-floor family bathroom and three well-proportioned bedrooms. Outside, the property benefits from a generous enclosed rear garden, ideal for families, gardening enthusiasts or outdoor entertaining. Requiring some updating, this home presents a fantastic opportunity to modernise and personalise to individual tastes while adding value in a highly desirable residential location.

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.

Entrance Hall

Living Room

12' 1" x 11' 11" (3.68m x 3.63m)

Dining Room

11' 3" x 10' 4" (3.43m x 3.15m)

Kitchen

8' x 7' 9" (2.44m x 2.36m)

Conservatory

14' 1" x 6' 9" (4.29m x 2.06m)

Downstairs Wc

Stairs To First Floor

Bedroom One

12' 2" x 11' 11" (3.71m x 3.63m)

Bedroom Two

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

Bedroom Three

8' 1" x 7' 9" (2.46m x 2.36m)

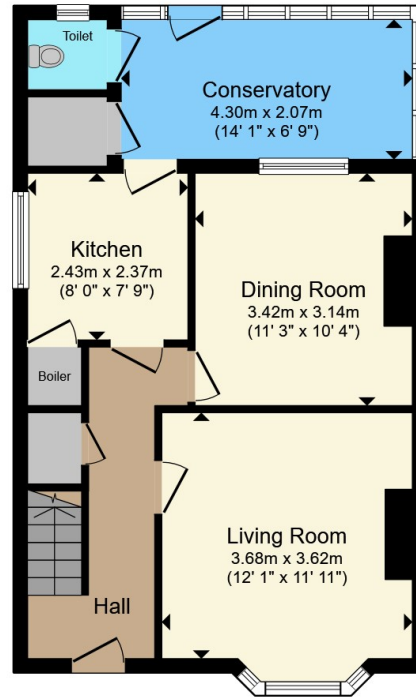
Bathroom

Rear Garden

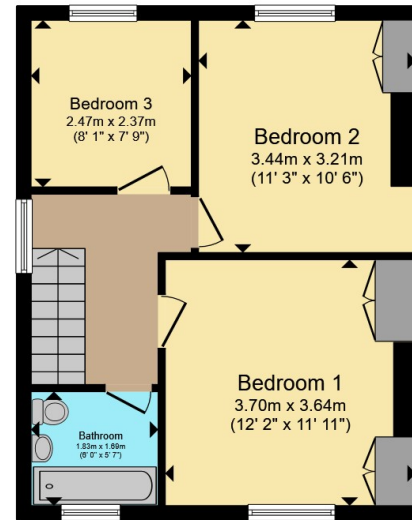








Ground Floor



First Floor

Total floor area 86.1 m² (926 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

Connells

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: C

view this property online connells.co.uk/Property/SSR312983

Tenure: Freehold



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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