





Property Description

Located in the popular residential area of Sheldrake Gardens, Southampton, this three-bedroom house offers spacious and versatile accommodation, presenting an excellent opportunity for buyers looking to put their own stamp on a property. The ground floor comprises a generous living/dining room, separate kitchen and convenient cloakroom. Upstairs are three bedrooms, including two good-sized doubles, together with a family bathroom. Outside, the property benefits from a private garden and residents' parking. Ideally situated close to local shops, schools, Southampton General Hospital, the University of Southampton and excellent transport links, this property is well suited to first-time buyers, families and investors alike.

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.

Bedroom One

12' x 10' 7" (3.66m x 3.23m)

Bedroom Two

11' 4" x 9' 11" (3.45m x 3.02m)

Bedroom Three

8' 10" x 8' 9" (2.69m x 2.67m)

Family Bathroom

9' 7" x 6' 3" (2.92m x 1.91m)

Entrance Hall

Living Room

23' 7" x 10' 6" (7.19m x 3.20m)

Kitchen

12' x 8' 10" (3.66m x 2.69m)

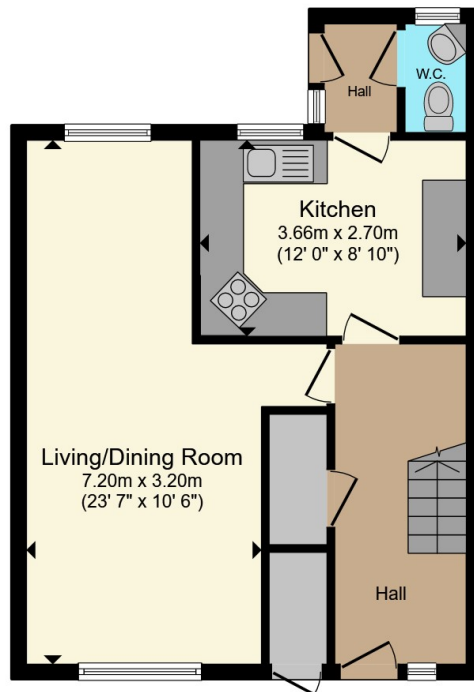
Downstairs Wc

Stairs To First Floor

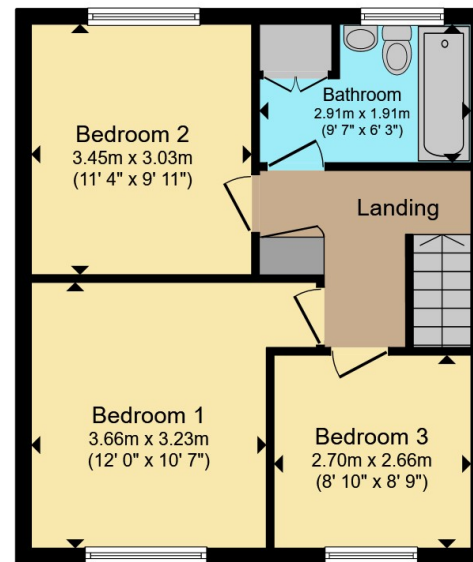








Ground Floor



First Floor

Total floor area 90.2 m² (971 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: Awaited
Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SSR313178



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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