



Connells

Colburn Close  
Southampton



### Property Description

Connells are delighted to offer this polished three bedroom end-terrace property in the highly convenient and highly sought after Millbrook. It is close to Southampton General Hospital, everyday amenities and much more. This property would make the ideal family home and comprises of a spacious lounge with ample dining room, an electric fire and direct access to the rear garden. The kitchen is comprised of neutral cabinetry, freestanding appliance space, and access into the utility room, perfect as storage, a diner or even study. The rear garden has massive potential due to its size, making it ideal for all activities and uses. Upstairs are three well proportioned bedrooms with built-in storage in the third and on the landing. The bathroom is a sleek three-piece boasting a hand-washing basin, bath with attached shower, making it convenient for all and a separate w/c.

Situated a short drive away from Southampton General Hospital and Shirley High Street with a range of shops, supermarkets, bars, restaurants and a range of recreational grounds. If you're looking for more, Southampton City Centre is just a few minutes further! Multiple train stations are all close to the house, including Southampton Central, with the M3 & M27 motorway links being less than a 5 minute drive.



**Porch**

**Hallway**

**Kitchen**

13' 11" x 6' 7" ( 4.24m x 2.01m )

**Living/Dining Room**

18' 5" x 13' 1" ( 5.61m x 3.99m )

**Utility Room**

13' 1" x 5' 3" ( 3.99m x 1.60m )

**Stairs Leading To First Floor**

**Bedroom One**

12' 7" extending to x 10' 6" ( 3.84m extending to x 3.20m )

**Bedroom Two**

11' 2" extending to x 10' 6" ( 3.40m extending to x 3.20m )

**Bedroom Three**

8' 8" extending to x 7' 1" ( 2.64m extending to x 2.16m )

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**Bathroom**

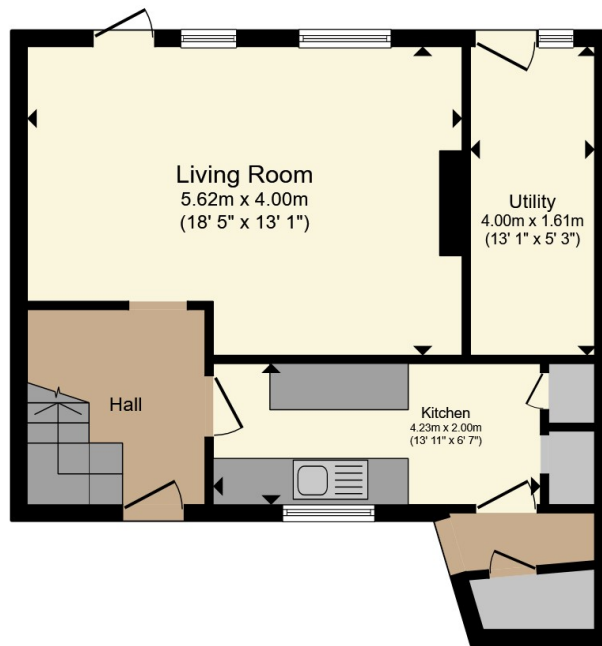
5' 6" extending to x 5' 6" ( 1.68m extending to x 1.68m )

**Separate W/C**

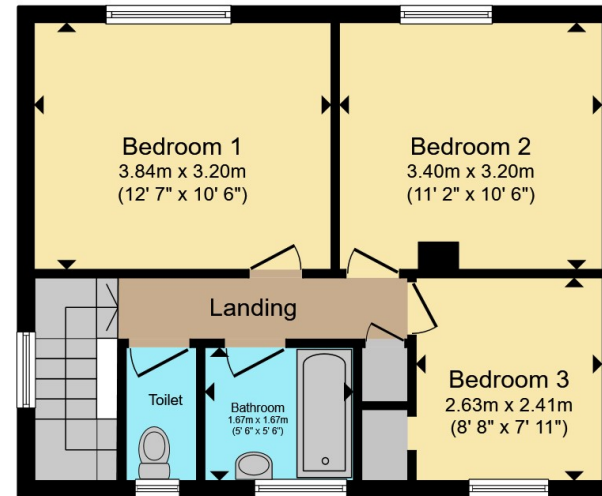








**Ground Floor**



**First Floor**

Total floor area 89.8 m<sup>2</sup> (966 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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409 Shirley Road Shirley  
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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/SSR312673](http://connells.co.uk/Property/SSR312673)**



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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