



**Connells**

College Road  
Southampton





### Property Description

Elegant Edwardian Home on College Road, Southampton.

This stunning two-bedroom Edwardian property retains its original layout and offers beautifully proportioned rooms with high ceilings throughout.

The ground floor comprises three generous reception rooms, including a characterful lounge with a working open fireplace, and a bright garden room with bifold doors opening onto the landscaped garden. A downstairs WC adds convenience.

The newly fitted kitchen features modern appliances, and a recent Bosch boiler ensures efficient heating.

Upstairs are two large bedrooms, including a spacious principal bedroom with a dressing alcove, and a well-appointed bathroom with bath, separate shower, bidet, and heated towel rail.

Outside, the property benefits from a landscaped garden, and a nice sun deck. Additional features include off-street parking and a sought-after location close to a pub, woodland dog walks, and a supermarket within walking distance.

\*The vendor owns the leasehold and it will be sold with the property\*

### Cloakroom

WC. Electric heated towel radiator. Wash-hand Basin.

### Lounge

10' 8" x 11' 9" ( 3.25m x 3.58m )

Double-glazed bay window to front aspect. Working fire place. Gas central heating radiator.

### Dining Room

11' 9" x 10' 9" ( 3.58m x 3.28m )

Double-glazed window to rear aspect. Gas central heating radiator.

### Kitchen

10' 7" x 6' 9" ( 3.23m x 2.06m )

Double-glazed window to side aspect. Sink and drainer. Integrated oven and gas hob. Integrated dishwasher and fridge-freezer. Space for washing machine.

### Garden Room

10' 2" x 6' 9" ( 3.10m x 2.06m )

Aluminium bifold doors to side and rear aspect. Gas central heating radiator.

### Bedroom 1

13' 6" x 11' 9" ( 4.11m x 3.58m )

Double-glazed window to front aspect. Gas central heating radiator.

### Bedroom 2

10' 8" x 11' 9" ( 3.25m x 3.58m )

Double-glazed window to rear aspect. Gas central heating radiator.

### Bathroom

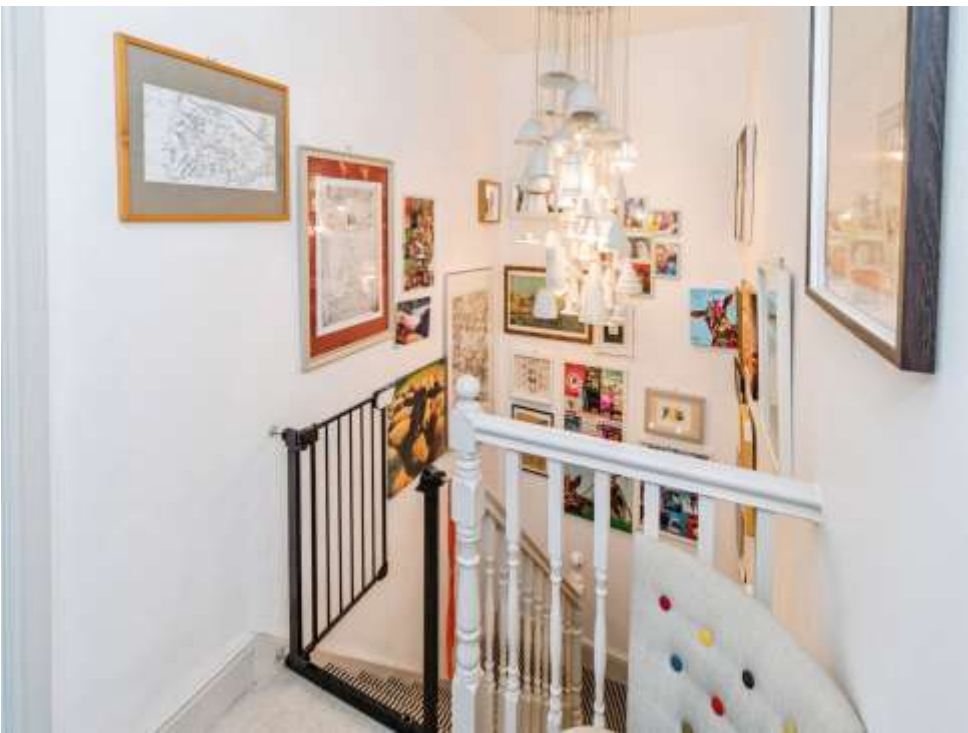
Double-glazed window to rear aspect. Gas central heating towel radiator. WC. Wash-hand Basin. Bidet. Bath tub. Separate shower cubicle.

## KEY FEATURES

- Beautiful two-bedroom Edwardian home with original layout
- Three spacious reception rooms with high ceilings
- Lounge featuring a working open fireplace
- New modern kitchen with integrated appliances
- Garden room with bifold doors opening to landscaped garden
- Luxurious bathroom with bath, separate shower, bidet, and heated towel rail
- Off-street parking and sought-after location near woodland walks and amenities
- Landscape garden with sun deck











Total floor area 99.2 m<sup>2</sup> (1,068 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)



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 SOUTHAMPTON SO18 6TG

EPC Rating:  
 Awaited

Council Tax  
 Band: C

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BTN107727](http://connells.co.uk/Property/BTN107727)**

This is a Leasehold property with details as follows; Term of Lease 1000 years from 29 Sep 1902. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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