



Connells

Treeside Road
Southampton

Treeside Road
Southampton SO15 5FY

for sale
£325,000



Property Description

Connells are pleased to offer this well-presented three-bedroom semi-detached character home in the popular area of Shirley. The property features a bay-fronted living room, a downstairs W/C, and a kitchen/diner with integrated appliances, opening through to a conservatory with sliding doors providing access to the rear garden. Upstairs are three bedrooms and a family bathroom. Outside benefits include a lawned rear garden with side access and a driveway for two vehicles. Ideally located close to schools, Shirley High Street, local amenities, transport links, Southampton Common and motorway access.



Living Room

14' 2" x 12' (4.32m x 3.66m)

Dining Room

14' 11" x 12' (4.55m x 3.66m)

Kitchen

11' 8" x 6' 10" (3.56m x 2.08m)

Conservatory

17' 1" x 7' 7" (5.21m x 2.31m)

Bedroom One

14' 2" x 11' 9" (4.32m x 3.58m)

Bedroom Two

12' x 10' 10" (3.66m x 3.30m)

Bedroom Three

8' 11" x 7' 6" (2.72m x 2.29m)

Bathroom









Total floor area 99.6 m² (1,072 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



To view this property please contact Connells on

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409 Shirley Road Shirley
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EPC Rating: Awaiting
 Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SSR312855



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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