



**Connells**

Dawlish Avenue  
Southampton



## Property Description

Situated in the highly sought-after area of Upper Shirley, this beautifully presented one-bedroom ground floor maisonette on Dawlish Avenue offers an ideal opportunity for first-time buyers, downsizers, or investors. The property is in excellent condition throughout and benefits from a private front garden, along with access to rear patio area.

Internally, the home offers well-proportioned and versatile accommodation, including a spacious entrance hallway suitable for use as a study area. The bright lounge/dining room provides an inviting space for both relaxing and entertaining, while the well-equipped kitchen leads to a practical utility room. The double bedroom is comfortably sized, and a modern three-piece bathroom completes the accommodation.

Conveniently located close to local amenities, Southampton Common, and excellent transport links, this property offers a perfect balance of comfort and connectivity.

## Entrance Hallway

Spacious and versatile entrance area, ideal for use as a study or home office, with access to all rooms.

## Lounge

14' 5" x 11' 6" ( 4.39m x 3.51m )

A bright and generously sized reception space, perfect for both relaxing and entertaining.

## Kitchen

10' 9" x 8' 5" ( 3.28m x 2.57m )

Well-equipped with a range of units and workspace, providing a practical and functional cooking area.

## Utility Room

7' 10" x 4' 5" ( 2.39m x 1.35m )

Useful additional space offering storage and laundry facilities, accessed via the kitchen.

## Bedroom

12' 6" x 9' 11" ( 3.81m x 3.02m )

A comfortable double bedroom with ample space for furnishings.

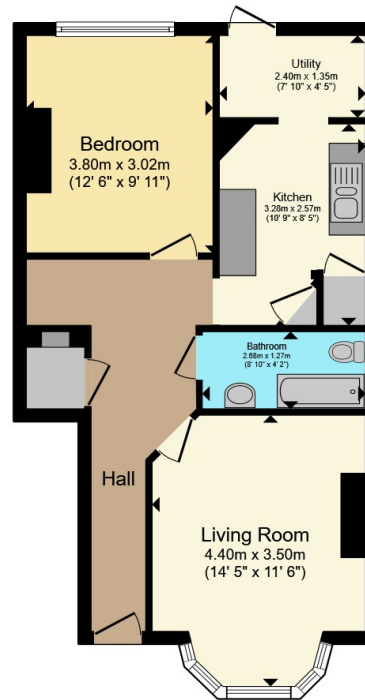
## Bathroom

Modern three-piece suite comprising a bath with shower over, wash hand basin, and WC.









## Ground Floor

Total floor area 52.2 m<sup>2</sup> (561 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)

**Connells**

To view this property please contact Connells on

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409 Shirley Road Shirley  
 SOUTHAMPTON SO15 3JD

EPC Rating: C Council Tax  
 Band: B

Service Charge: 100.00 Ground Rent:  
 100.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SSR312872](http://connells.co.uk/Property/SSR312872)**

This is a Leasehold property with details as follows; Term of Lease 118 years from 01 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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Property Ref: SSR312872 - 0006