



Connells

Starboard Way
Southampton



Property Description

Situated within the modern and highly sought-after Starboard Way development in Lordshill, Southampton, this impressive four-bedroom family home offers spacious and versatile accommodation arranged over three floors. The ground floor features a welcoming entrance hall, a bright and comfortable lounge, a generous kitchen/diner ideal for family living and entertaining, and a convenient cloakroom. The first floor provides two well-proportioned bedrooms alongside the family bathroom, while the second floor offers a spacious principal bedroom, a further double bedroom, and an additional shower room. Externally, the property benefits from an enclosed rear garden and allocated parking. Ideally positioned for local amenities, schools, transport links, Southampton General Hospital and the M27.

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.

Entrance Hall

Lounge

15' 1" x 10' 2" (4.60m x 3.10m)

Kitchen/Dining Room

17' 7" x 8' 10" (5.36m x 2.69m)

Downstairs Wc

Stairs To First Floor

Bathroom

Bedroom Two

12' 9" x 9' 9" (3.89m x 2.97m)

Bedroom Three

11' 1" x 10' (3.38m x 3.05m)

Stairs To Second Floor

Bedroom One

13' 11" x 11' 1" (4.24m x 3.38m)

Bedroom Four

12' 10" x 10' 2" (3.91m x 3.10m)

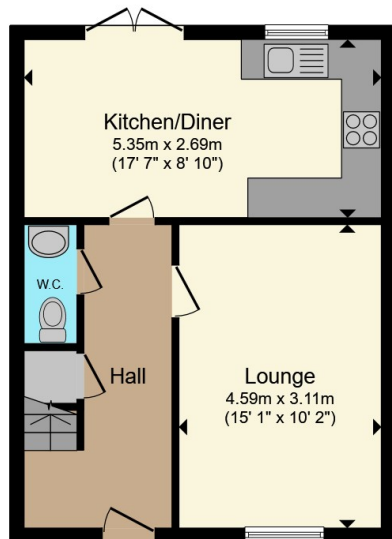
Shower Room

Rear Garden

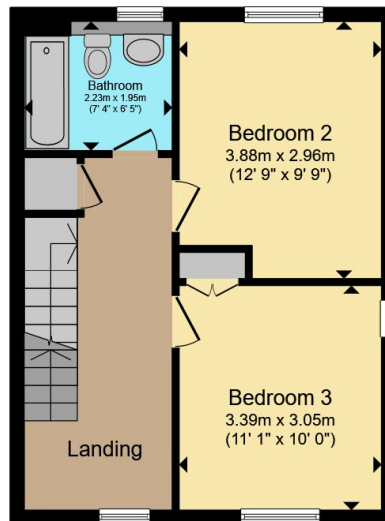




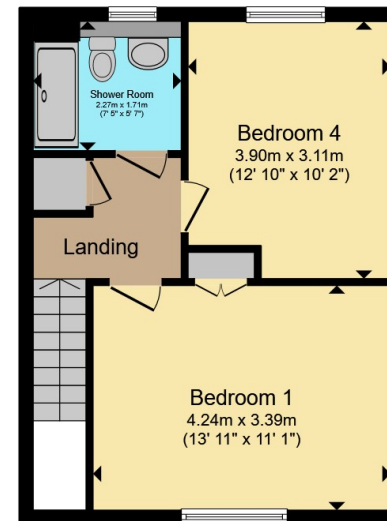




Ground Floor



First Floor



Second Floor

Total floor area 118.9 m² (1,280 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

Connells

To view this property please contact Connells on

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409 Shirley Road Shirley
SOUTHAMPTON SO15 3JD

EPC Rating: B

Council Tax
Band: D

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR313221

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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Property Ref: SSR313221 - 0003