



Connells

Cherwell Crescent
Southampton



Property Description

Situated in the popular residential area of Cherwell Crescent, Southampton, this well-presented three-bedroom family home offers spacious and versatile accommodation throughout. The property features a welcoming entrance hall, a bright bay-fronted living room, a separate dining room ideal for entertaining, and a fitted kitchen complemented by a substantial utility room and convenient ground floor cloakroom. Upstairs, there are three well-proportioned bedrooms, built-in storage and a family bathroom. The layout is perfectly suited to modern family living, with excellent potential for home working and growing households. Cherwell Crescent is well placed for local schools, shops, transport links and Southampton city centre, making it an ideal location for families and commuters alike.

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

Kitchen

10' 11" x 9' 1" (3.33m x 2.77m)

Living Room

12' 10" x 12' 6" (3.91m x 3.81m)

Dining Room

9' 11" x 9' 11" (3.02m x 3.02m)

Utility Room

13' 1" x 9' 1" (3.99m x 2.77m)

Downstairs Wc

Stairs To First Floor

Bedroom One

13' 1" x 9' 11" (3.99m x 3.02m)

Bedroom Two

11' x 10' 11" (3.35m x 3.33m)

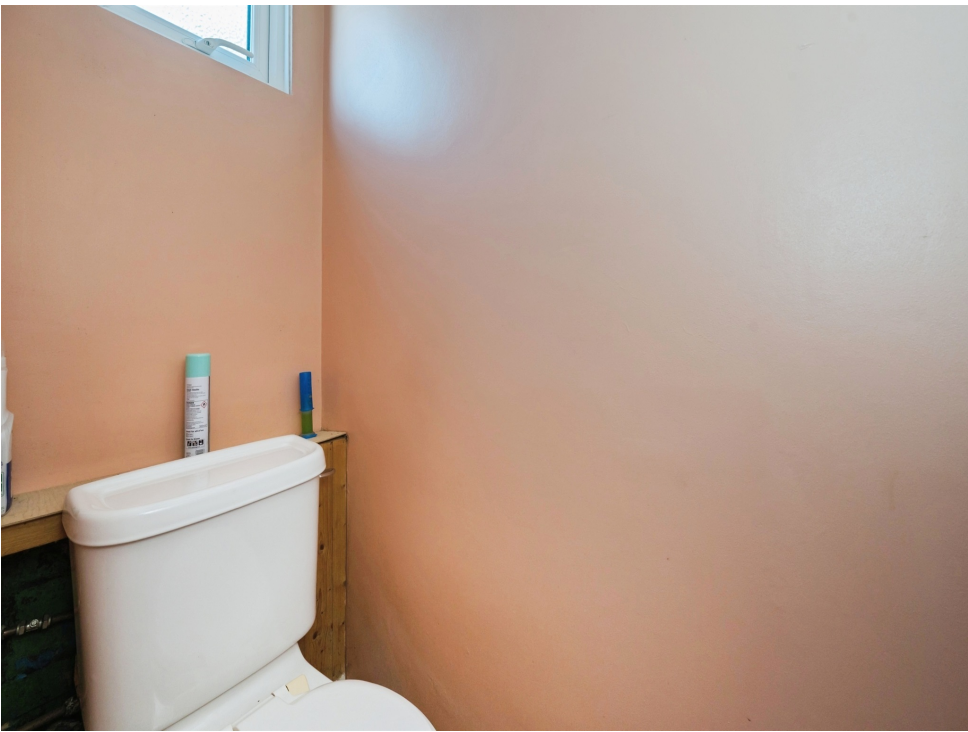
Bedroom Three

8' 2" x 7' 10" (2.49m x 2.39m)

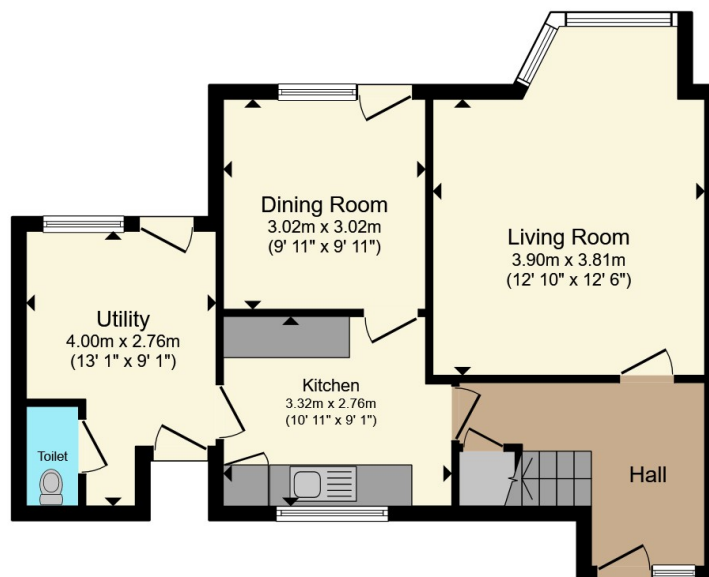
Bathroom

Rear Garden

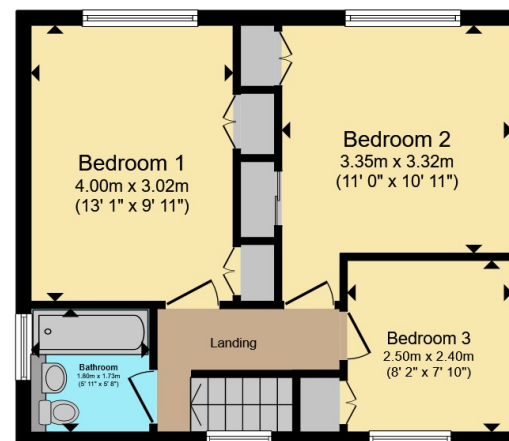








Ground Floor



First Floor

Total floor area 96.6 m² (1,040 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

T 02380 789 351
E shirley@connells.co.uk

409 Shirley Road Shirley
 SOUTHAMPTON SO15 3JD

EPC Rating: Council Tax
 Awaited Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SSR311581



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SSR311581 - 0003