



Connells

Alderney Close
SOUTHAMPTON



Property Description

Situated in the popular residential area of Alderney Close, Southampton, this well-presented and versatile home offers flexible accommodation across two floors. The property features a spacious living room, ideal for relaxing and entertaining, alongside a bright kitchen/dining room that provides an excellent space for everyday family life. A versatile ground-floor room offers potential for use as a third bedroom, home office, playroom or study, complemented by a convenient downstairs WC. Upstairs, there are two comfortable bedrooms and a modern shower room. Offering adaptable living space and a practical layout, this property is well suited to first-time buyers, families, downsizers and investors 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/Dining Room

14' 10" x 14' 2" (4.52m x 4.32m)

Living Room

15' 10" x 11' 7" (4.83m x 3.53m)

Office/Bedroom Three

8' 6" x 8' 2" (2.59m x 2.49m)

Stairs To First Floor

Bedroom One

10' 5" x 8' 7" (3.17m x 2.62m)

Bedroom Two

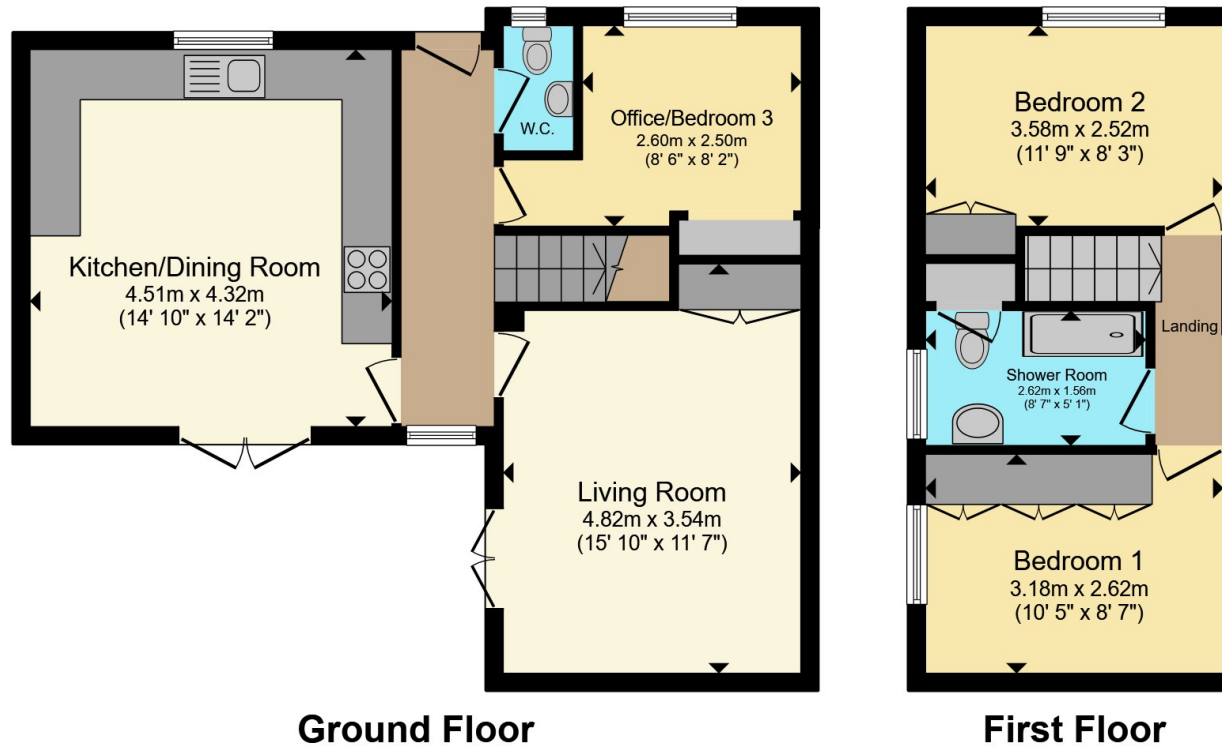
11' 9" x 8' 3" (3.58m x 2.51m)

Rear Garden









Total floor area 80.5 m² (866 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: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SSR313124



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: SSR313124 - 0002