

Connells

Gurney Road
Southampton

Gurney Road
Southampton SO15 5GF

for sale
£365,000







Property Description

Situated in a sought-after residential location, this attractive 1930s-style semi-detached home is beautifully presented throughout and offers spacious accommodation ideal for families and professionals alike. The property features three well-proportioned bedrooms, a modern family bathroom, a welcoming lounge and a separate dining room, creating versatile living space for everyday life and entertaining. The kitchen is well appointed and enjoys views over the mature rear garden. Outside, the property benefits from off-road parking and established front and rear gardens that provide a pleasant outdoor setting. Further benefits include double glazing and gas central heating. An internal viewing is highly recommended to fully appreciate everything this charming home has to offer.

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

Living Room
13' 5" x 12' (4.09m x 3.66m)

Dining Room
12' x 11' 6" (3.66m x 3.51m)

Kitchen
13' 8" x 6' (4.17m x 1.83m)

Downstairs Wc

Stairs To First Floor

Bedroom One
12' x 11' 10" (3.66m x 3.61m)

Bedroom Two
11' 11" x 9' 4" (3.63m x 2.84m)

Bedroom Three
8' 9" x 8' 7" (2.67m x 2.62m)

Family Bathroom

Rear Garden







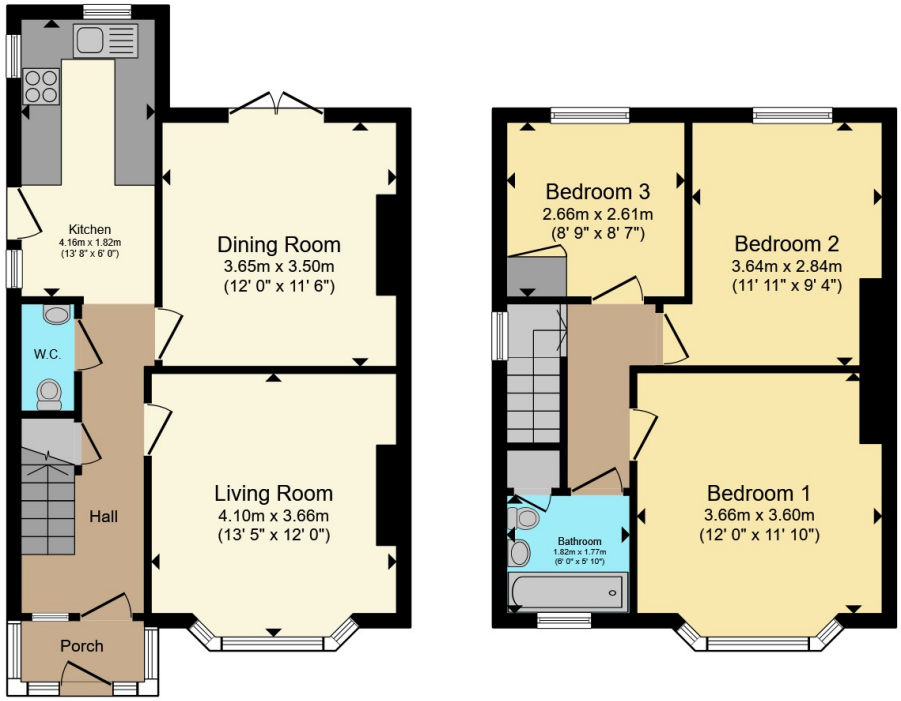












Ground Floor **First Floor**

Total floor area 88.6 m² (953 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: D

Tenure: Freehold

view this property online connells.co.uk/Property/SSR313017

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.