



**Connells**

Wimborne House Irving Road  
SOUTHAMPTON



## Property Description

Connells are marketing this upper-floor split-level maisonette, offering a spacious and well-presented layout ideal for a range of buyers. Upon entering, you're welcomed into a hallway with built-in storage beneath the stairs - perfect for coats, shoes, or everyday essentials. The living room is generous in size, providing ample space for both relaxation and dining if desired, and also benefits from a built-in cupboard for added convenience.

The kitchen features neutral cabinetry, an integrated oven, freestanding appliance space, and ample cupboard and counter space, creating a practical and inviting setting. Upstairs, you'll find two well-sized bedrooms, each with built-in storage. The main bedroom further benefits from a mirrored sliding wardrobe, enhancing both functionality and style. The bathroom is fitted with a three-piece suite comprising a toilet, hand-wash basin, and bath with an attached shower, as well as freestanding storage space. Additional benefits include electric heating and resident parking.

Located in Millbrook, it is a short drive to Southampton General Hospital and Shirley High Street, with a wide selection of shops, supermarkets, bars, and restaurants, as well as nearby recreational grounds. Southampton City Centre is only a few minutes further, offering even more amenities, while several train stations, including Southampton Central, are easily accessible. Excellent transport links to the M3 and M27 make commuting simple and convenient.

## **Hallway**

Has Built-In Storage Under Stairs

## **Living Room**

14' 1" MAX x 13' 6" MAX ( 4.29m MAX x 4.11m MAX )

Has Built-In Storage

## **Kitchen**

9' 5" MAX x 8' 7" MAX ( 2.87m MAX x 2.62m MAX )

Neutral Cabinetry, Integrated Oven & Freestanding Appliance Space

## **Stairs Leading To First Floor**

Has Built-In Storage Under

## **Landing**

## **Bedroom 1**

15' MAX x 12' 5" MAX ( 4.57m MAX x 3.78m MAX )

Has Built-In Mirrored Sliding Wardrobe & Storage Cupboard

## **Bedroom 2**

13' 1" MAX x 8' 8" MAX ( 3.99m MAX x 2.64m MAX )

Has Built-in Storage Cupboard

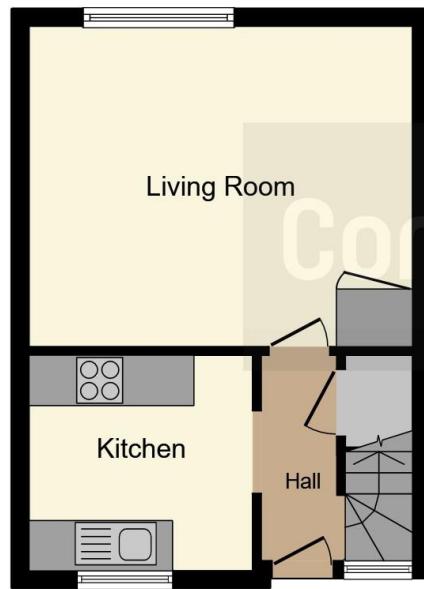
## **Bathroom**

Three-Piece with Toilet, Hand-Wash Basin, Bath with Attached Shower & Freestanding Storage Space









**Ground Floor**



**First Floor**

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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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409 Shirley Road Shirley  
 SOUTHAMPTON SO15 3JD

EPC Rating: E    Council Tax  
 Band: A

Service Charge: 804.00    Ground Rent:  
 9.95

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SSR312158](http://connells.co.uk/Property/SSR312158)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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