



88

TRAFALGAR ROAD
City of Southampton

Connells

Wolsey Road
Southampton

Wolseley Road
Southampton SO15 3ER

for sale offers in excess of
£210,000



Property Description

Connells are bringing to market this two bedroom end-terraced home with great potential for small families or investors! The living room has large windows to allow plenty of natural light, with the fitted and highly convenient kitchen opposite. Comprised of neutral cabinetry, freestanding appliances, built-in storage, a W/C and conservatory access. The W/C is a toilet and hand-wash basin, and the conservatory is a great space to relax and unwind with direct garden access. The rear garden is astro with shingles surrounding and gated side access, making this great for all types of activities. Upstairs is a spacious double bedroom with built-in storage, and a single bedroom, great as a child's room, dressing room or even workspace - great versatility for all types of buyers! The first floor is completed by the three-piece shower room made up of a toilet, hand-wash basin, mirrored storage cabinet and a shower. Further benefits include a garage, gas central heating and double glazing.

Situated in a convenient location, the property is ideal for all, with schools for all ages nearby, a range of amenities on Shirley High Street, and recreational spaces within easy reach. Southampton Central Station and excellent transport links make commuting simple, and the property is also very close to the motorway, providing quick and easy access for those traveling further afield. This home is perfect for first-time buyers looking for a project or those wanting to design their ideal home.

Hallway

Living Room

12' 10" x 9' 7" (3.91m x 2.92m)

Kitchen

12' 10" x 9' 9" (3.91m x 2.97m)

Fitted with Neutral Cabinetry, Freestanding Appliance Space, Built-In Storage, a W/C and Conservatory Access

W/C

Conservatory

8' 10" x 5' 7" (2.69m x 1.70m)

Has Direct Garden Access

Stairs Leading To First Floor

Bedroom 1

12' 10" x 9' 10" (3.91m x 3.00m)

Double with Built-In Storage

Bedroom 2

9' 9" x 6' 8" (2.97m x 2.03m)

Single - Great as Childs Room, Dressing Room or Work Space

Shower Room

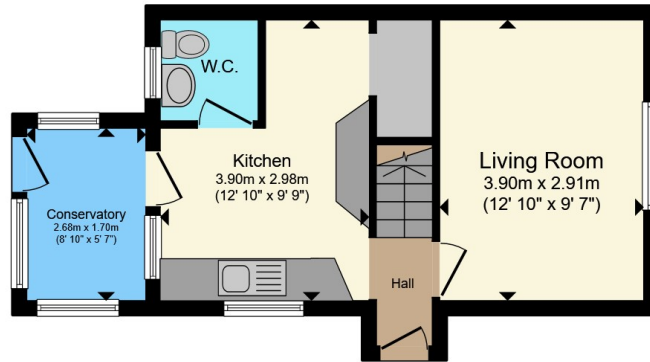
6' 4" x 5' 5" (1.93m x 1.65m)

Three-Piece Shower Room with Toilet, Hand-Wash Basin, Shower * Mirrored Storage Cabinet

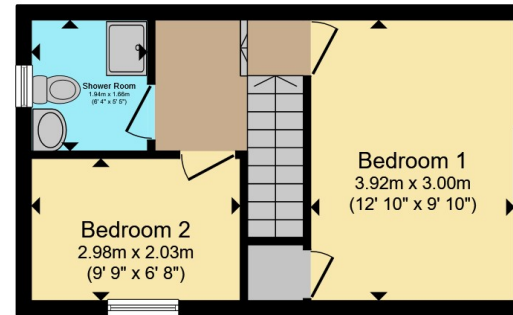








Ground Floor



First Floor

Total floor area 60.3 m² (649 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



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/SSR303934



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: SSR303934 - 0004