





Property Description

Situated in the popular Hollybrook area of Southampton, this well-presented two-bedroom semi-detached home offers an excellent opportunity for first-time buyers, investors, or those looking to downsize. The ground floor features a welcoming entrance leading into a bright and spacious lounge, creating a comfortable space for relaxing or entertaining. To the rear, the fitted kitchen provides ample storage and worktop space with room for dining. Upstairs, the property benefits from two bedrooms and a family bathroom. As a semi-detached home, it enjoys additional privacy and a pleasant position within the close. Conveniently located for Southampton General Hospital, local amenities, schools, transport links, and access to the city centre, this property must be viewed to be fully appreciated.

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

Lounge

13' 1" x 12' 9" (3.99m x 3.89m)

Kitchen

12' 8" x 9' 1" (3.86m x 2.77m)

Stairs To First Floor

Bedroom One

10' 6" x 9' 3" (3.20m x 2.82m)

Bedroom Two

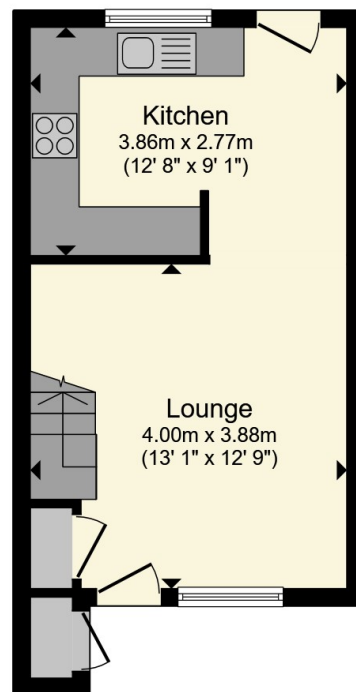
12' 9" x 6' 5" (3.89m x 1.96m)

Rear Garden

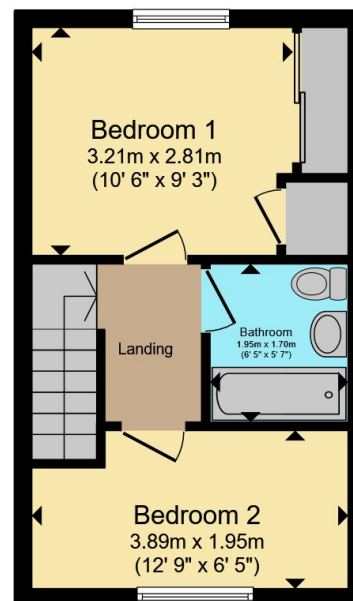








Ground Floor



First Floor

Total floor area 54.3 m² (585 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

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409 Shirley Road Shirley
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EPC Rating: C Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SSR313087



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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