



**Connells**

Selborne Walk  
Southampton



## Property Description

Welcome to 4 Selborne Walk, a well-maintained and tastefully presented two-bedroom mid-terraced home, set in a quiet and established residential area of Southampton. This property is ideal for first-time buyers, downsizers, or investors looking for a home that is ready to move into, with a modern finish and thoughtful layout.

Inside, the home offers a clean, contemporary style throughout, with neutral décor and a bright, welcoming atmosphere. The living spaces are well-proportioned and finished to a good standard, offering comfortable day-to-day living. A particular highlight is the spacious conservatory, which adds valuable extra living space and opens out onto the garden-ideal for use as a dining area, sitting room, or home office.

The property also benefits from a separate utility room, providing practical space for laundry and additional storage-something rarely found in similar homes.

Externally, the property continues to impress. The front garden is neat and well-kept, giving the house great kerb appeal, while the rear garden offers a tidy and private outdoor area that's perfect for relaxing, gardening, or entertaining guests.

Located within easy reach of local shops, schools, and transport links, this home offers a great balance of peaceful living and everyday convenience.

A charming, move-in-ready home in a desirable part of Southampton-viewing is strongly recommended to appreciate all that it has to offer

## Lounge

19' 7" x 11' 5" ( 5.97m x 3.48m )

Gas central heating radiator. Double glazed window to rear access.

## Conservatory

19' 5" x 5' 6" ( 5.92m x 1.68m )

Gas central heating radiator. Double glazed window to rear aspect. Sliding door to garden.

## Kitchen

9' 9" x 8' 2" ( 2.97m x 2.49m )

Double glazed window to front aspect. Space for fridge freezer, cooker and washing machine. Sink and drainer. Wall and base units.

## Utility room

8' 2" x 5' 1" ( 2.49m x 1.55m )

Space for washing machine and fridge freezer.

## Landing

Gas central heating radiator. X2 Double glazed window to rear aspect.

## Bedroom 1

9' 9" x 10' ( 2.97m x 3.05m )

Gas central heating radiator. Double glazed window to rear aspect. Built in wardrobe.

## Bedroom 2

13' 4" x 9' 5" ( 4.06m x 2.87m )

Double glazed window to rear aspect. Built in wardrobe.

## Bathroom

Double glazed window to front aspect. Gas central heating radiator. WC. Wash hand basin. Bath and electric shower.

## Rear Garden

Brick shed. Patio, Lawn and decking area. Rear access to property.

## Parking

On road parking.

## KEY FEATURES

- Two well-proportioned bedrooms
- Mid-terraced home in a quiet residential area
- Neat and tidy front and rear gardens
- Spacious conservatory providing extra living space
- Separate utility room for added convenience
- Modern interior décor throughout
- Close to local amenities and transport links
- Ideal for first-time buyers, downsizers, or investors









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

**T 02380 422080**  
**E [Bitterne@connells.co.uk](mailto:Bitterne@connells.co.uk)**

2 West End Road Bitterne  
 SOUTHAMPTON SO18 6TG

EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/BTN107783](http://connells.co.uk/Property/BTN107783)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BTN107783 - 0002