



Connells

Oxford Avenue
Southampton



Property Description

Connells are marketing this spacious Victorian mid-terraced house, spread across two generous floors and offering eco-friendly features including solar panels. The bright entrance hall leads to a cosy front sitting room with a bay window and feature fireplace, a versatile second reception room, under-stairs storage and a neutral kitchen with ample cupboards and space for dining and appliances. A downstairs bathroom with floor-to-ceiling tiles completes the ground floor.

Upstairs are three double bedrooms in a neutral palette and a separate WC. The property also benefits from gas central heating, double glazing and permit parking. With excellent proportions, neutral décor and a charming blend of character and convenience, this home is ideal for families or investors.

Situated in the highly sought-after Newtown area of Southampton, directly behind Solent University and within half a mile of the city centre. Nearby are Southampton Common, Royal South Hants Hospital, and the open spaces of East Park, Palmerston Park, Hoglands Park and Watts Park. Excellent transport links include Southampton Central rail station, local buses, and the A33, M271 and M27, with a variety of shops, services and restaurants close by.



Hallway

Living Room

13' 1" MAX x 11' 1" MAX (3.99m MAX x 3.38m MAX)

Has Bay Window

Dining Room

12' 5" x 9' 10" (3.78m x 3.00m)

Kitchen

14' 5" x 8' (4.39m x 2.44m)

Bathroom

9' x 2' (2.74m x 0.61m)

Four-Piece Bathroom

Stairs Leading To First Floor

Bedroom 1

15' 2" x 12' (4.62m x 3.66m)

Bedroom 2

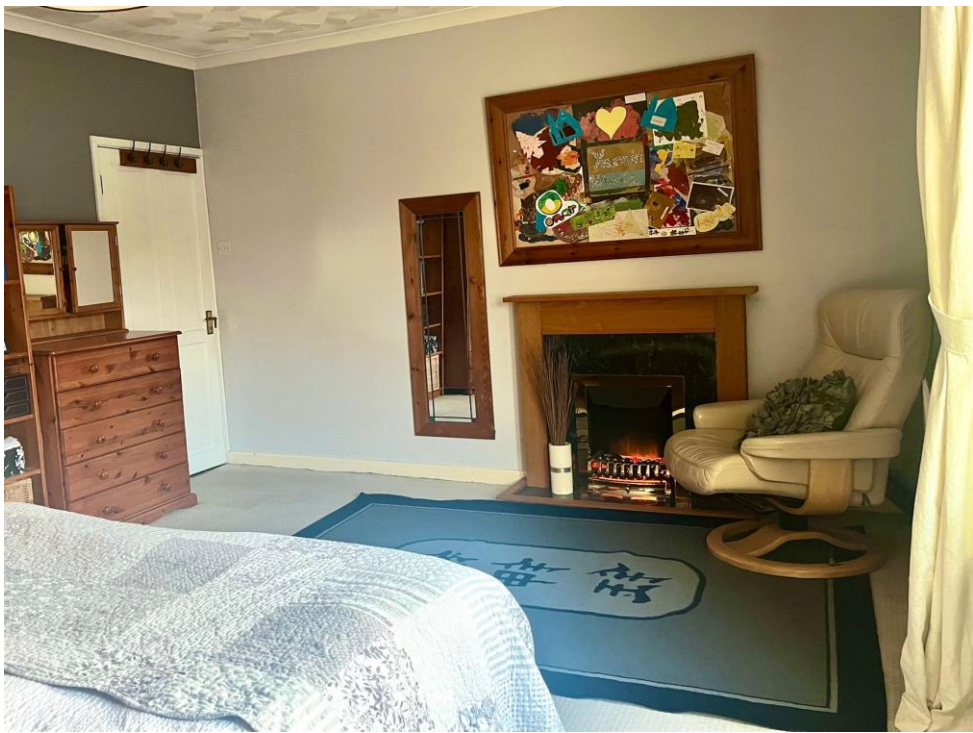
12' 5" x 9' 1" (3.78m x 2.77m)

Bedroom 3

10' 2" x 8' (3.10m x 2.44m)

W/C









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

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/SSR312460



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: SSR312460 - 0004