



Connells

College Road
Southampton



Property Description

Elegant Edwardian Home on College Road, Southampton

This stunning two-bedroom Edwardian property retains its original layout and offers beautifully proportioned rooms with high ceilings throughout.

The ground floor comprises three generous reception rooms, including a characterful lounge with a working open fireplace, and a bright garden room with bifold doors opening onto the landscaped garden. A downstairs WC adds convenience. The newly fitted kitchen features modern appliances, and a recent Bosch boiler ensures efficient heating.

Upstairs are two large bedrooms, including a spacious principal bedroom with a dressing alcove, and a well-appointed bathroom with bath, separate shower, bidet, and heated towel rail.

Outside, the property benefits from a landscaped garden, and a nice sun deck. Additional features include off-street parking and a sought-after location close to a pub, woodland dog walks, and a supermarket within walking distance.

Cloakroom

WC. Electric heated towel radiator. Wash-hand Basin.

Lounge

10' 8" x 11' 9" (3.25m x 3.58m)
Double-glazed bay window to front aspect. Working fire place. Gas central heating radiator.

Dining Room

11' 9" x 10' 9" (3.58m x 3.28m)
Double-glazed window to rear aspect. Gas central heating radiator.

Kitchen

10' 7" x 6' 9" (3.23m x 2.06m)
Double-glazed window to side aspect. Sink and drainer. Integrated oven and gas hob. Integrated dishwasher and fridge-freezer. Space for washing machine.

Garden Room

10' 2" x 6' 9" (3.10m x 2.06m)
Aluminium bifold doors to side and rear aspect. Gas central heating radiator.

Bedroom 1

13' 6" x 11' 9" (4.11m x 3.58m)
Double-glazed window to front aspect. Gas central heating radiator.

Bedroom 2

10' 8" x 11' 9" (3.25m x 3.58m)
Double-glazed window to rear aspect. Gas central heating radiator.

Bathroom

Double-glazed window to rear aspect. Gas central heating towel radiator. WC. Wash-hand Basin. Bidet. Bath tub. Separate shower cubicle.

KEY FEATURES

- Beautiful two-bedroom Edwardian home with original layout
- Three spacious reception rooms with high ceilings
- Lounge featuring a working open fireplace
- New modern kitchen with integrated appliances
- Garden room with bifold doors opening to landscaped garden with sun deck
- Luxurious bathroom with bath, separate shower, bidet, and heated towel rail
- Off-street parking and sought-after location near woodland walks and amenities









Total floor area 99.2 m² (1,068 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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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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