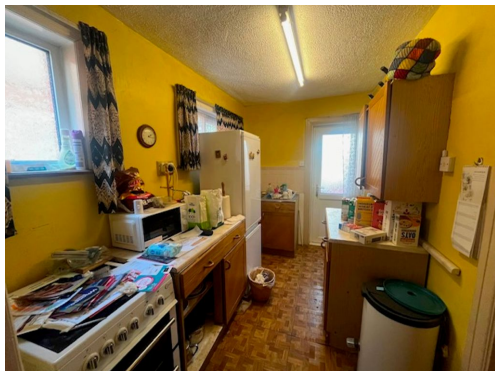




**Connells**

Clifton Road  
Southampton



### Property Description

Situated in one of the most desirable roads in Regents Park, Connells are delighted to bring to the market this three bedroom semi-detached property on Clifton Road. This property, which would make the ideal family home, comprised of a lounge with a large bay window - to let in all the natural light - a separate dining room, a fitted kitchen with freestanding appliance space and built-in storage, and a conservatory with garden access - perfect for unwinding. The rear garden is privately enclosed and south facing with side access through the garage. Upstairs are three well-sized bedrooms with a bay window in the master. The three piece bathroom suite completes this floor, including a toilet, hand-wash basin, and bath with overhead shower. Further benefits are gas heating and off road parking, a viewing is truly encouraged to appreciate the location and accommodation that we have on offer on Clifton Road.

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.

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To view this property please contact Connells on

**T 02380 789 351**  
**E [shirley@connells.co.uk](mailto:shirley@connells.co.uk)**

409 Shirley Road Shirley  
SOUTHAMPTON SO15 3JD

EPC Rating: D    Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/SSR312681](https://connells.co.uk/Property/SSR312681)**



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.

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Property Ref: SSR312681 - 0006