



Connells

Tytherley Road
Southampton



Property Description

Located in a convenient residential area of Southampton, this charming first-floor one-bedroom maisonette offers a great opportunity for buyers seeking a comfortable home with excellent potential.

The property benefits from double glazed windows and gas central heating, ensuring year-round comfort and efficiency. The accommodation comprises a bright living room, a separate kitchen, a well-proportioned double bedroom, and a bathroom. At the top of the stairs, there is access to a loft hatch, providing additional storage space.

One of the real highlights of this home is its large private garden - a rare find for a property of this type. It offers plenty of space for outdoor living, entertaining, or simply enjoying some quiet relaxation. With some creativity, it could be transformed into a beautiful feature of the home.

Conveniently located, Tytherley Road provides easy access to local shops, amenities, and transport links into Southampton city centre and surrounding areas.

Entrance Hall

Window to side aspect. Gas central heating radiator.

Lounge

15' 4" x 9' 3" (4.67m x 2.82m)

X2 Double glazed window to front aspect. X2 Gas central heating radiator. Fibre Internet port.

Kitchen

9' 5" 7 x 5' 9" 2 (2.87m 7 x 1.75m 2)

Double glazed window to rear aspect. Combi boiler. Gas central heating. Wall and base units. Sink and drainer. Space for cooker with extractor fan. Space for fridge/freezer. Space for washing machine.

Bedroom 1

12' 5 x 9' 5" 6 (3.66m 5 x 2.87m 6)

Double glazed window to rear aspect. 2 Built in storage cupboards. Gas central heating radiator.

Bathroom

Double glazed window to side aspect. WC. Wash hand basin. Bath with electric shower. Extractor fan.

Outside

Large private garden. Brick shed. On road parking.

Agent Notes

"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."

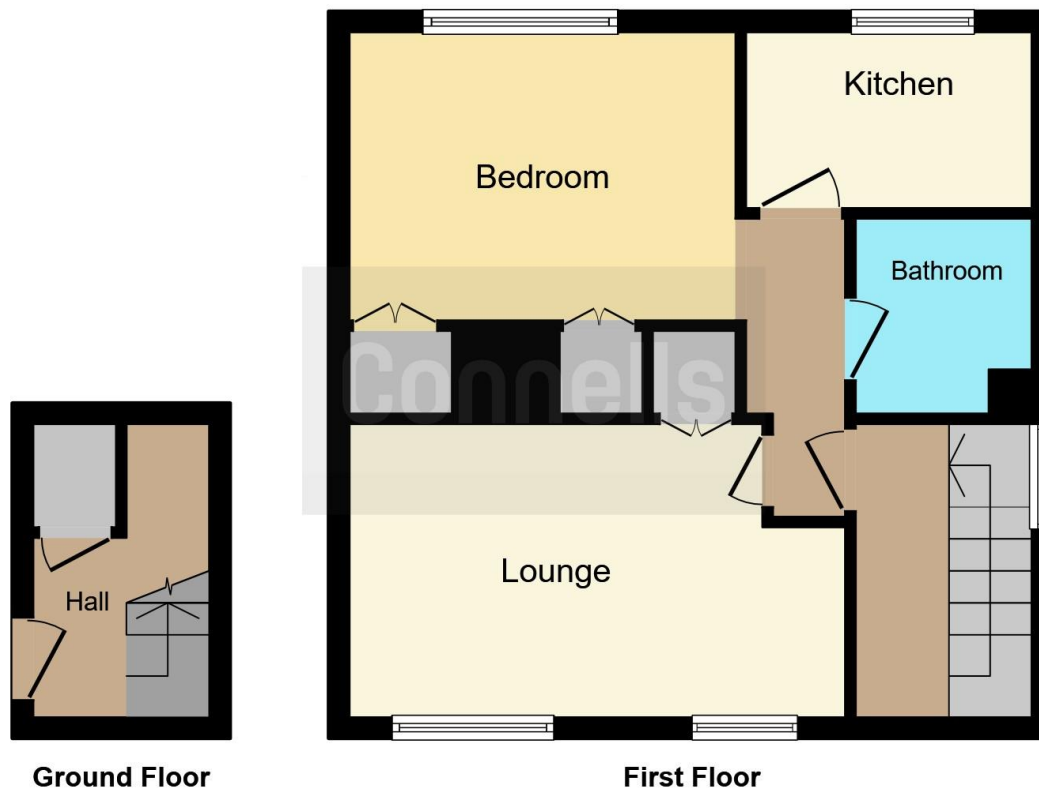
Key Features

- First-floor one-bedroom maisonette
- Spacious private garden - rare for this type of property
- Double glazed windows throughout
- Gas central heating for comfort and efficiency
- Bright living room with good natural light
- Well-proportioned double bedroom
- Convenient location close to shops, 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

To view this property please contact Connells on

T 02380 422080
E Bitterne@connells.co.uk

2 West End Road Bitterne
 SOUTHAMPTON SO18 6TG

EPC Rating: C

Council Tax
 Band: A

Service Charge: 108.96 Ground Rent:
 9.96

Tenure: Leasehold

view this property online connells.co.uk/Property/BTN107602

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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: BTN107602 - 0008