



Connells

Wonston Road
Southampton



Property Description

Located on Wonston Road in the popular SO16 area, this well-presented one-bedroom maisonette offers a practical layout and its own private entrance, ideal for first-time buyers, investors or those looking to downsize.

The property opens into a central hallway providing access to all rooms. The lounge is bright and spacious, featuring wood-effect flooring and a feature electric fireplace, with space for both living and dining furniture. The separate kitchen is well arranged with a range of wall and base units, ample worktop space, and room for appliances, with a window providing natural light.

The bedroom is a well-proportioned double with neutral décor and benefits from direct access to outside space. The fully tiled shower room includes a walk-in style shower, WC and wash basin, along with a heated towel rail and window.

The property extends to approximately 43.5 sq.m (468 sq.ft) and is situated in a convenient location close to local amenities and transport links.

Hallway

Private entrance leading into a central hallway providing access to all rooms, creating a practical and well-separated layout.

Lounge

13' 3" x 12' 7" (4.04m x 3.84m)

A bright and comfortable living space

featuring wood-effect flooring and a modern electric fireplace as a focal point. Generous proportions allow for both seating and dining areas.

Kitchen

10' 2" x 7' 2" (3.10m x 2.18m)

A well-arranged kitchen fitted with a range of wall and base units, complemented by tiled walls and ample worktop space. Includes space for appliances and benefits from a window providing natural light.

Bedroom

10' 7" x 10' 2" (3.23m x 3.10m)

A well-proportioned double bedroom with neutral décor and wood-effect flooring, offering flexibility for furniture placement. Features a door providing direct access to outside space.

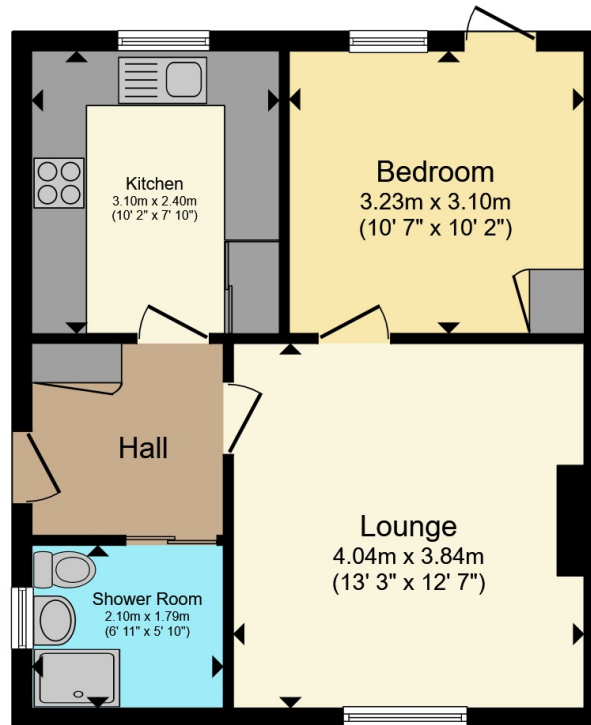
Shower Room

A fully tiled shower room comprising a walk-in style shower with screen, wash hand basin and WC. Includes a heated towel rail and window for natural ventilation.









Total floor area 43.5 m² (468 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

Connells

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409 Shirley Road Shirley
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EPC Rating: D

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR309941

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. 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.

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