



# Hardy Close SOUTHAMPTON SO15 3SP

for sale  
**£180,000**



## Property Description

6' x 5' 11" ( 1.83m x 1.80m )

Offered to the market with no forward chain, this well-presented one-bedroom end of terrace home is an excellent opportunity for first-time buyers and investors alike. Situated in the popular residential area of Freemantle, the property benefits from convenient access to Southampton City Centre, Southampton General Hospital, Southampton Central Station and a range of local amenities. The accommodation comprises a bright and spacious open-plan living area and kitchen with ample storage, creating a practical and inviting space for everyday living. Upstairs is a generous double bedroom and a family bathroom. Further benefits include double glazing throughout and an allocated parking space.

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.



## Entrance Hall

## Kitchen/Living Room

17' 7" x 12' 3" ( 5.36m x 3.73m )

## Stairs To First Floor

## Bedroom

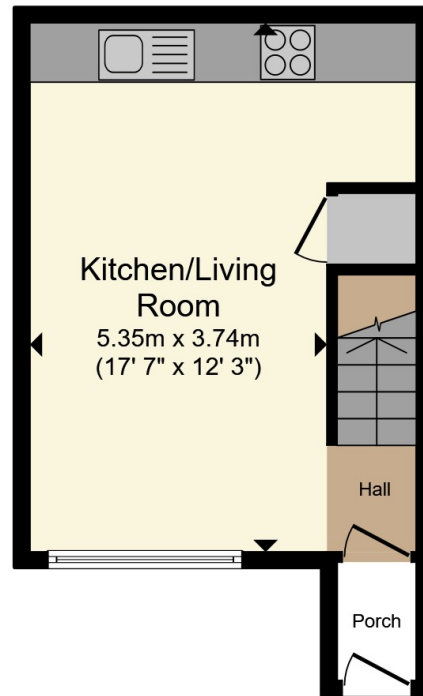
11' 2" x 9' ( 3.40m x 2.74m )

## Bathroom

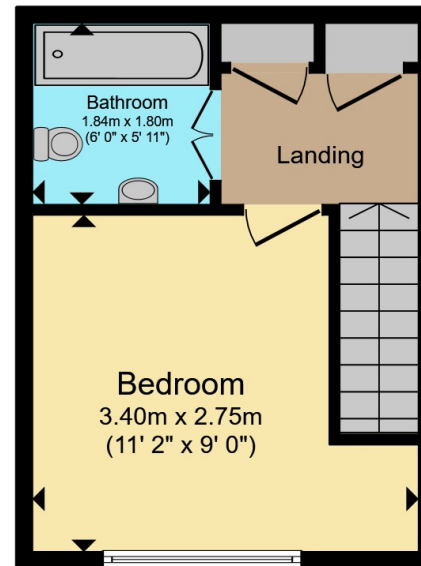








**Ground Floor**



**First Floor**

Total floor area 41.7 m<sup>2</sup> (449 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](http://www.propertybox.io)

**Connells**

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 SOUTHAMPTON SO15 3JD

EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/SSR313085](http://connells.co.uk/Property/SSR313085)**



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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