



Connells

Mansel Road West
Southampton

Mansel Road West
Southampton SO16 9LN

for sale offers in excess of
£270,000



Property Description

This well-presented three-bedroom end terrace home combines modern style with practical family living. The spacious dual-aspect lounge/diner is filled with natural light and features French doors opening onto a generous rear garden, ideal for entertaining and family enjoyment. The contemporary kitchen is fitted with sleek cabinetry, integrated appliances and a useful breakfast bar. A versatile ground floor office provides the perfect work-from-home space. Upstairs offers three well-proportioned bedrooms, a stylish family bathroom and separate WC. Further benefits include UPVC double glazing, gas central heating and leased solar panels, enhancing the home's energy efficiency and helping to reduce utility costs.

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.

Bedroom One

12' 7" x 10' 4" (3.84m x 3.15m)

Bedroom Two

10' 8" x 10' (3.25m x 3.05m)

Bedroom Three

8' 2" x 7' 4" (2.49m x 2.24m)

Family Bathroom

Rear Garden

Entrance Hall

Office

9' x 7' 3" (2.74m x 2.21m)

Living Room

18' 5" x 10' 6" (5.61m x 3.20m)

Kitchen/Dining Room

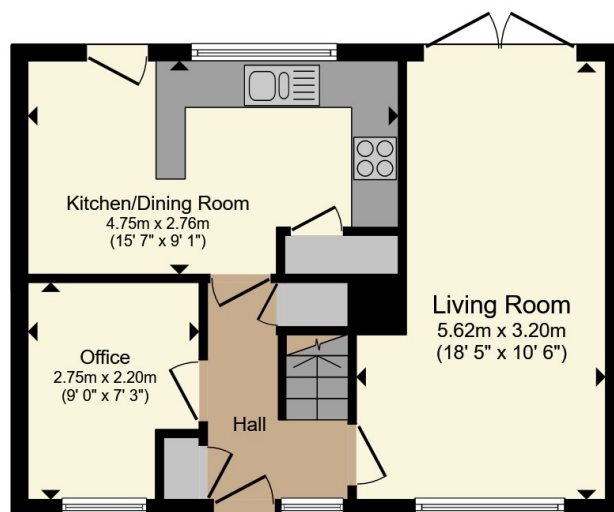
15' 7" x 9' 1" (4.75m x 2.77m)

Stairs To First Landing

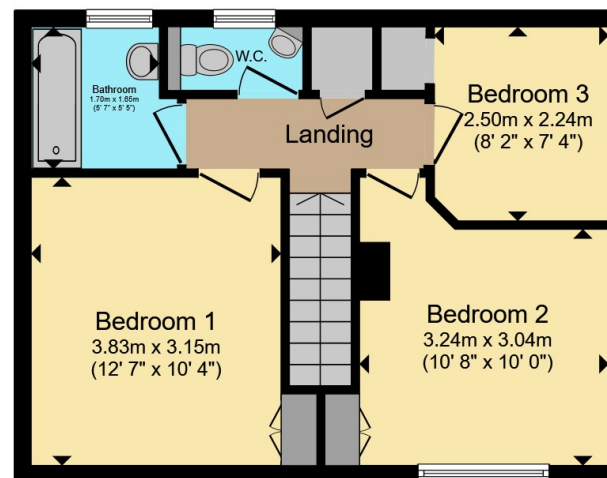








Ground Floor



First Floor

Total floor area 83.5 m² (899 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

To view this property please contact Connells on

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EPC Rating: B Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SSR313138



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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