

Connells

King Georges Avenue
Southampton

King Georges Avenue
Southampton SO15 4JR

for sale
£365,000







Property Description

Occupying a convenient position within the popular Regents Park area, this spacious three-bedroom semi-detached home offers well-balanced accommodation ideal for families, first-time buyers and commuters alike. The ground floor features two reception rooms, a fitted kitchen, heated conservatory and a heated shower room/WC. The conservatory benefits from an Anglian Solaroof, designed to reduce heat, glare and UV rays during the summer while helping to retain warmth in the winter. Upstairs are three well-proportioned bedrooms and a family bathroom. Further benefits include a recently installed roof with a guarantee. Externally, the property offers off-road parking, an enclosed rear garden, a workshop/garage and rear access from Creighton Road. Ideally situated close to local schools, shops, transport links and Millbrook railway station.

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

Welcoming entrance hall providing access to the principal ground floor accommodation and stairs rising to the first floor.

Living Room

13' 11" x 11' 8" (4.24m x 3.56m)

Bright and spacious reception room positioned to the front of the property with handmade pine and etched glass doors, offering ample space for seating and everyday family living. Fireplace tiled with Dutch Delft blue tiles

Dining Room

13' x 10' 2" (3.96m x 3.10m)

Well-proportioned dining room overlooking the rear garden and access to the conservatory,with handmade pine and etched glass doors, providing an ideal space for family meals and entertaining.

Kitchen

9' 8" x 6' 11" (2.95m x 2.11m)

An integrated Shaker style kitchen with fridge, dishwasher and washing machine. Oak cupboards with individually made Pewter Patina handles, granite worktops and rustic Italian tiling

Conservatory

13' 1" x 8' (3.99m x 2.44m)

A versatile additional reception space overlooking the rear garden. Featuring a heated design and Anglian Solaroof which helps retain warmth during the winter months while reducing heat, glare and UV rays throughout the summer.

Shower Room (downstairs)

Convenient ground floor shower room comprising a shower enclosure, wash hand basin and WC. Heated for year-round

comfort.

Stairs To First Floor

Bedroom One

13' 7" x 12' 1" (4.14m x 3.68m)

Generously sized double bedroom with space for freestanding furniture.

Bedroom Two

11' 3" x 10' 3" (3.43m x 3.12m)

Good-sized double bedroom overlooking the rear aspect.

Bedroom Three

9' 11" x 7' 1" (3.02m x 2.16m)

Well-proportioned third bedroom, ideal as a child's room, guest room or home office.

Bathroom

Comprising a three-piece suite including bath, wash hand basin and WC.

Rear Garden

Enclosed rear garden offering space for outdoor entertaining, family enjoyment and access to the workshop/garage.







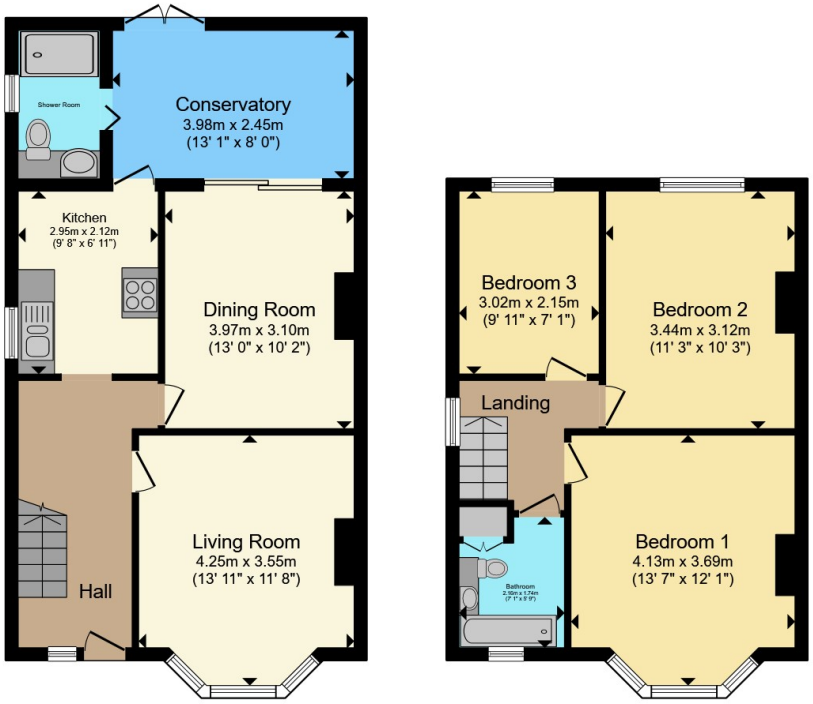

LIVE WELL
LAUGH OFTEN


MORE
Worry
less
PULL UP
A SEAT
AND SIT
A WHILE









Total floor area 100.3 m² (1,079 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
SOUTHAMPTON SO15 3JD

EPC Rating: D

Council Tax Band: C

Tenure: Freehold

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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.