



Connells  
02080 788 381  
FOR SALE

Connells

Whinchat Close  
Southampton



# Whinchat Close Southampton SO16 8HU

for sale  
**£290,000**



## Property Description

Connells are delighted to offer this three-bedroom mid-terraced home in Lordwood that offers a fantastic and versatile living space, perfect for families! The ground floor features a large living room with ample space for a dining table, while the fitted kitchen has neutral cabinetry, freestanding appliance space and conservatory access providing a peaceful spot with direct access to the garden - the perfect layout to host and entertain! The rear garden is low maintenance with patio and a shed for storage. A versatile reception room completes the ground floor - great as an additional bedroom, guestroom, study, dining room or work area.

Upstairs, you'll find storage on the landing, three well-proportioned bedrooms, with bedroom three having built-in storage and adjoined to bedroom two - currently used as a dressing room. The contemporary three-piece shower room includes a toilet, hand wash basin with storage, shower, and mirrored storage cabinet. Further benefits include conservatory access from the lounge, double glazing, gas central heating, and driveway parking.

This property is within close proximity to Ofsted-rated schools, Southampton General Hospital, and has easy access to the M27/M3 motorways and frequent bus services to the city. Lordwood also offers local parks and green spaces, a quiet residential area, and excellent shopping options nearby, including West Quay. The New Forest is just a short drive away, providing a great escape for nature lovers.

## Hallway

## Living Room

18' 9" x 11' 11" ( 5.71m x 3.63m )

Spacious with Dining Space & Conservatory Access

## Kitchen

10' 2" x 6' 9" ( 3.10m x 2.06m )

Fitted Kitchen with Neutral Cabinetry, Conservatory Access & Freestanding Appliance Space

## Conservatory

17' 11" x 9' 10" ( 5.46m x 3.00m )

Has Garden Access, Counter Top Space with Freestanding Appliance Space Also

## Reception Room/Study

15' 1" x 8' 2" ( 4.60m x 2.49m )

## Stairs Leading To First Floor

## Landing

## Bedroom 1

13' 2" x 7' ( 4.01m x 2.13m )

## Bedroom 2

11' 7" x 8' 8" ( 3.53m x 2.64m )

Adjoined to Bedroom 3

## Bedroom 3

11' 9" x 6' 2" ( 3.58m x 1.88m )

Adjoined to Bedroom 2 and Has Built-In Storage

## Shower Room

7' 1" x 6' 1" ( 2.16m x 1.85m )

Three-Piece with Toilet, Hand-Wash Basin with Storage, Mirrored Storage Cabinet and Shower



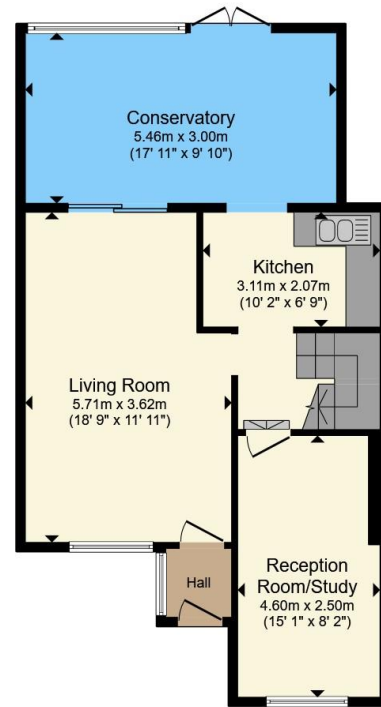




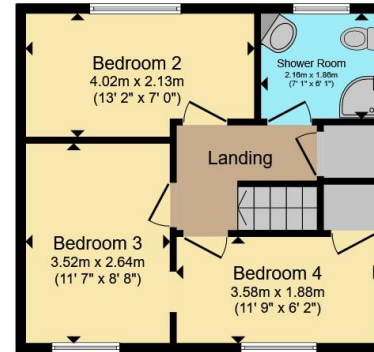








**Ground Floor**



**First Floor**

Total floor area 97.8 m<sup>2</sup> (1,053 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**

To view this property please contact Connells on

**T 02380 789 351**  
**E [shirley@connells.co.uk](mailto:shirley@connells.co.uk)**

409 Shirley Road Shirley  
SOUTHAMPTON SO15 3JD

EPC Rating: Council Tax  
Awaited Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/SSR312740](http://connells.co.uk/Property/SSR312740)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SSR312740 - 0002