



Connells

King Georges Avenue
Southampton



Property Description

This three-bedroom semi-detached home is arranged over two floors and offers a practical and well-balanced layout.

The ground floor is accessed via an entrance hall, which includes space for storage and provides access to the principal living areas. To the front, there is a separate lounge featuring a bay window. To the rear, a dining room provides a versatile space for entertaining or everyday use, with access through to the kitchen. The kitchen is positioned at the back of the property and offers a range of fitted units along with space for appliances and a door leading out to the garden.

Upstairs, the first floor comprises three bedrooms, including two well-proportioned double rooms and a third single bedroom suitable for a variety of uses such as a home office or nursery. The family bathroom is also located on this floor and includes a bath with overhead shower, wash basin, and WC.

Externally, the property benefits from a rear garden with a combination of patio and lawned areas, providing space for outdoor seating and general use. To the front, there is off-road parking and side access leading to the rear garden.

The property is situated within easy reach of local amenities, including shops, schools, and transport links, with convenient access to Southampton City Centre and surrounding areas.

Entrance Hall

Provides access to the main living areas and

staircase to the first floor, with space for storage.

Lounge

12' 6" x 11' 3" (3.81m x 3.43m)

Positioned at the front of the property, featuring a bay window allowing for good natural light.

Dining Room

12' 6" x 10' 11" (3.81m x 3.33m)

Located to the rear, offering a versatile space for dining or additional living use, with access to the kitchen.

Kitchen

11' 9" x 7' 5" (3.58m x 2.26m)

Fitted with a range of units and offering space for appliances, with a door leading to the rear garden.

First Floor Landing

Providing access to all bedrooms and the family bathroom.

Bedroom One

10' 11" x 10' (3.33m x 3.05m)

A well-proportioned double bedroom overlooking the rear.

Bedroom Two

10' 11" x 9' 4" (3.33m x 2.84m)

A further double bedroom positioned to the front

Bedroom Three

9' 3" x 7' 5" (2.82m x 2.26m)

A single bedroom suitable as a nursery, office, or guest room.

Bathroom

Comprising a bath with overhead shower, wash basin, and WC.









Total floor area 87.5 m² (942 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



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 Band: C

Tenure: Freehold

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