



Connells

Coxford Road
SOUTHAMPTON



Property Description

Connells are marketing this three-bedroom semi-detached home with NO CHAIN about a five-minute walk away from Southampton General and Princess Anne Hospitals. In addition to many local schools, Shirley High Street shops and Southampton Common, it also has useful transport links throughout the city and easy access to M3/M27 motorway links.

It offers a versatile and spacious layout, great for families or investors as it is the perfect blank canvas. The hallway is home to a built-in storage cupboard - great for keeping shoes and coats out the way and there are two separate reception rooms. The living room is spacious with a large bay window to let in all the natural light and the dining room has direct access into conservatory. The kitchen has built-in storage, an integrated oven, freestanding appliance space, along with direct rear garden access and conservatory access. The conservatory has a W/C and garden access, making it a great spot to unwind and relax. The rear garden is low-maintenance small tiers and is mainly lawn with some patio, a garage and a shed for additional storage.

Upstairs here is storage on the landing along with three well-sized bedrooms, there is a bay window in the master and wall length built-in sliding wardrobes in the second. The bathroom and W/C are separate with a hand-wash basin and a bath with attached shower in the bathroom and the W/C adjacent. Further benefits include double glazing, electric heating and driveway parking for four cars.

Hallway

Has Built-In Storage

Living Room

13' 4" x 11' 5" (4.06m x 3.48m)

Has Bay Window

Kitchen

11' 8" x 7' 8" (3.56m x 2.34m)

Has Integrated Oven, Freestanding Appliance Space, Conservatory Access Built-In Storage & Side Access into Garden

Dining Room

11' 11" x 10' 9" (3.63m x 3.28m)

Has Conservatory Access

Conservatory

15' 3" x 8' 2" (4.65m x 2.49m)

Has Garden Access & W/C

Downstairs W/C

Landing

Has Built-In Storage

Bedroom 1

13' 4" x 10' 2" (4.06m x 3.10m)

Has Bay Window

Bedroom 2

11' 11" x 10' 8" (3.63m x 3.25m)

Has Wall-Length Built-In Sliding Wardrobes

Bedroom 3

8' 8" x 8' 4" (2.64m x 2.54m)

Bathroom

7' 7" x 6' 11" (2.31m x 2.11m)

Hand-Wash Basin & Bath with Attached Shower, Toilet is in W/C









Total floor area 108.0 m² (1,163 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
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EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold

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Property Ref: SSR312608 - 0003