



**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 )

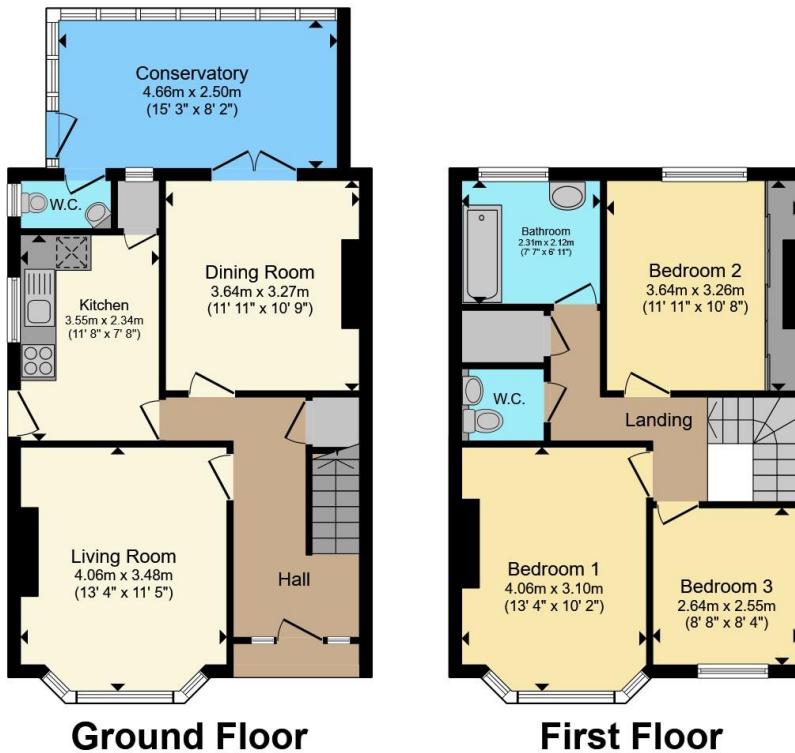
## Bathroom

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 m<sup>2</sup> (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](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:  
 Awaited

Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/SSR312608](http://connells.co.uk/Property/SSR312608)**



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: SSR312608 - 0003