





Property Description

Offered with no forward chain, this vacant three-bedroom home presents an excellent opportunity for first-time buyers, families and investors alike. The property offers spacious and well-balanced accommodation throughout, comprising a welcoming entrance hall, a bright living room with bay window, a separate dining room ideal for entertaining and fitted kitchen. Upstairs, there are three well-proportioned bedrooms and a family bathroom. With the property being completely empty, it is ready for immediate occupation and provides buyers with the chance to personalise and update to their own tastes. Early viewing is highly recommended to appreciate the space and potential on offer.

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.

Porch

Entrance Hall

Living Room

12' 3" x 11' 11" (3.73m x 3.63m)

Dining Room

13' 10" x 11' (4.22m x 3.35m)

Kitchen

10' x 7' 2" (3.05m x 2.18m)

Stairs To First Floor

Bedroom One

12' 3" x 11' 11" (3.73m x 3.63m)

Bedroom Two

13' 9" x 10' 3" (4.19m x 3.12m)

Bedroom Three

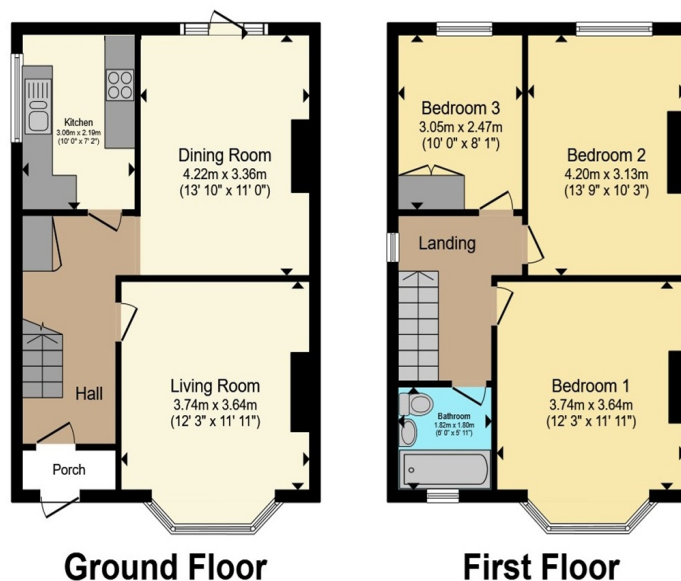
10' x 8' 1" (3.05m x 2.46m)

Rear Garden









Total floor area 91.7 m² (987 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



To view this property please contact Connells on

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409 Shirley Road Shirley
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EPC Rating: Awaited
 Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SSR313004



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.

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