



**Connells**

Colebrook Avenue  
Southampton



### Property Description

Connells are delighted to offer this charming three-bedroom family home with NO CHAIN, on the most desirable and highly sought-after suburb of Upper Shirley. The well-proportioned layout on the ground floor comprises of a lounge with bay window, open-plan fitted kitchen and dining room with sleek white cabinetry, garden access, a blend of integrated and freestanding appliances and of course ample dining space to host and entertain. The rear garden is laid-to-lawn with a handy shed, a patio walkway and seating area, and gated side access for convenience. Upstairs, are three generously sized bedrooms with built-in storage in all three, and a modern bathroom suite complete with a heated towel rail, mirrored storage cabinet, hand-wash basin, toilet and bath with attached shower. Further benefits are gas central heating and residents' parking. This would be the perfect family home or investment!

Positioned just a stone's throw away from Southampton Common offering hundreds of acres of open space, fantastic for socialising. Access to Southampton General Hospital is easily reached, with the Highfield Campus of Southampton University both by walking, bus and cycling. Local education is sought after in Upper Shirley with it's fantastic primary, secondary, and higher education all within walking distance of Bellemoor Road. Bellemoor Road is fantastically positioned in Upper Shirley to allow easy access to the mainline railway station which offers a fast and effective route to London.

## Hallway

## Living Room

17' 6" x 11' 9" ( 5.33m x 3.58m )

Has a Bay Window

## Kitchen

11' 7" x 7' 4" ( 3.53m x 2.24m )

Open-Plan with Dining Room Fitted with Sleek, White Cabinetry, a Mix of Freestanding & Integrated Appliances & Garden Access

## Dining Room

11' 7" x 11' 5" ( 3.53m x 3.48m )

Open-Plan with Kitchen

## Stairs Leading To Top Floor

## Bedroom 1

14' 6" x 10' 6" ( 4.42m x 3.20m )

Has Bay Window & Built-In Storage

## Bedroom 2

14' 7" x 10' 4" ( 4.45m x 3.15m )

Has Built-In Storage

## Bedroom 3

11' 8" x 8' 6" ( 3.56m x 2.59m )

Has Built-In Storage

## Bathroom

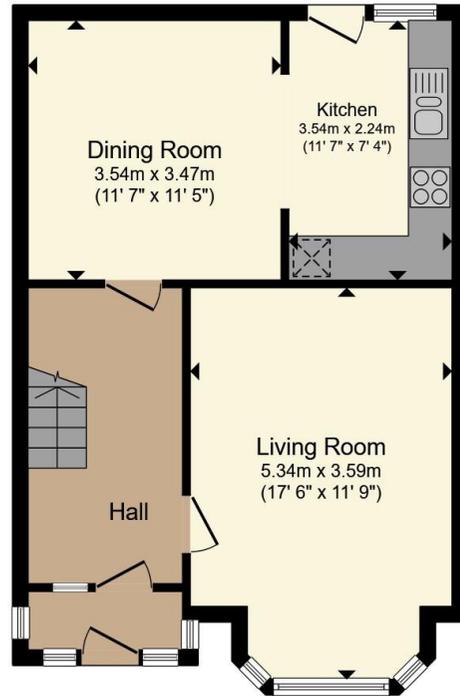
7' 1" x 6' 11" ( 2.16m x 2.11m )

Contemporary Three-Piece with Toilet, Hand-Wash Basin, Mirrored Storage Cabinet, Heated Towel Rail & Bath with Attached Shower

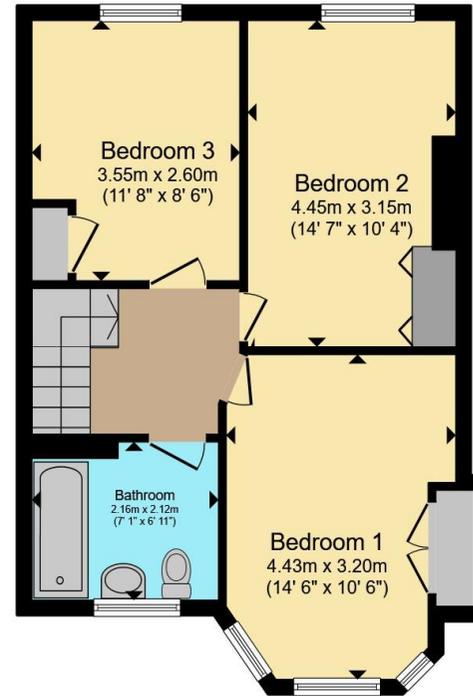








**Ground Floor**



**First Floor**

Total floor area 98.8 m<sup>2</sup> (1,064 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)



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

409 Shirley Road Shirley  
SOUTHAMPTON SO15 3JD

EPC Rating: C Council Tax  
Band: D

Tenure: Freehold

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