

Connells

Fairlawn Close
Rownhams Southampton

Fairlawn Close
Rownhams Southampton SO16 8DT

for sale offers in excess of
£375,000







Property Description

The accommodation on offer is extremely generous with a large sitting/room, a separate kitchen/breakfast room and two double bedrooms. The entrance hallway provides access to all principal rooms. The sitting room with gas fire offers the perfect family setting. The modern kitchen/breakfast room to the rear elevation is fitted with a useful array of floor and wall cupboards with plenty of counter top space. There are two bedrooms of which one benefits from fitted cupboards. Along with the contemporary family shower room, and a separate WC.

To the front of the property is a grassed area with the driveway leading to the garage. The rear garden is very private and spacious, offering fantastic potential to make the perfect family home.

Rownhams is a highly desirable residential village, perfectly balancing a peaceful community atmosphere with excellent day-to-day convenience. The area is particularly popular with families, professionals and those connected to Southampton General Hospital, located approximately three miles away. Commuters are well served by easy access to the M27 and M3 motorway networks, while regular bus services link the village to Southampton city centre and surrounding areas.

Well-regarded schooling is close by, including Rownhams St John's C of E Primary School and The Mountbatten School. Local amenities include convenience stores, a pharmacy and a selection of takeaways.

Entrance

Downstairs Cloakroom

Lounge
21' 9" x 13' 1" (6.63m x 3.99m)

Kitchen/Breakfast Room
15' 4" x 11' 8" (4.67m x 3.56m)

Bedroom One
13' 1" x 8' 8" (3.99m x 2.64m)

Bedroom Two
10' 2" x 9' 2" (3.10m x 2.79m)

Bathroom
8' 2" x 9' (2.49m x 2.74m)

Garden







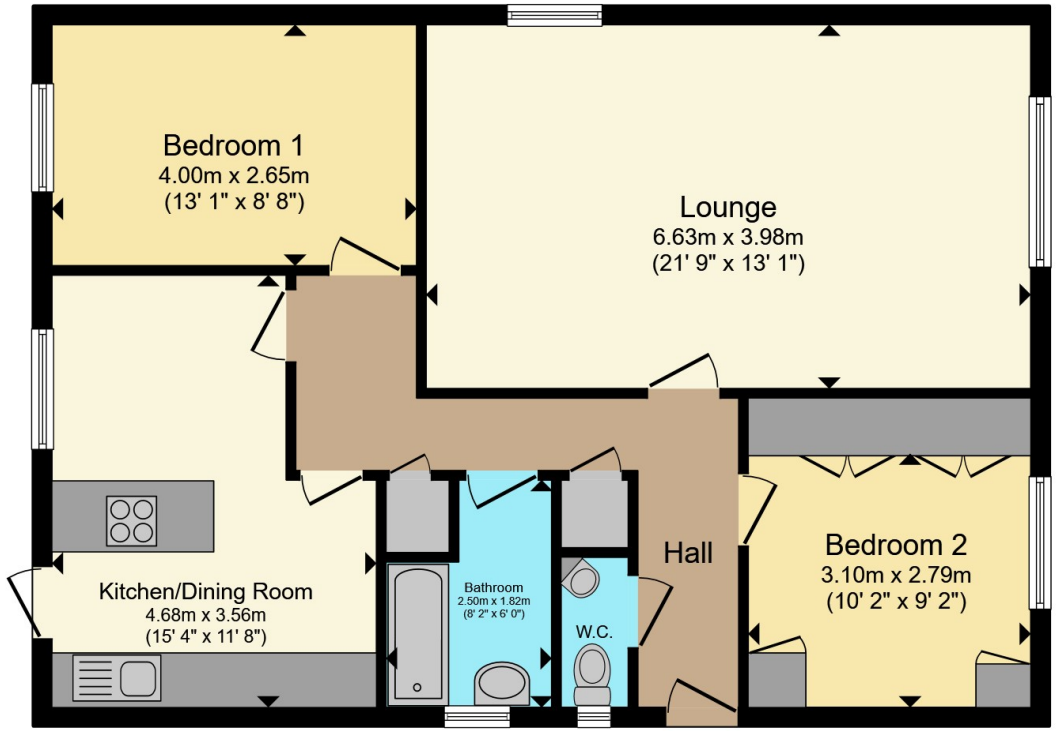












Total floor area 80.5 m² (866 sq.ft.) approx

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

To view this property please contact Connells on

T 02380 789 351
E shirley@connells.co.uk

409 Shirley Road Shirley
SOUTHAMPTON SO15 3JD

EPC Rating: D

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/SSR313048

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.