



**Connells**

Olive Road  
SOUTHAMPTON

# Olive Road SOUTHAMPTON SO16 5FU

for sale offers in excess of  
**£260,000**



## Property Description

Connells are bringing to market this delightful two-bedroom semi-detached home in the sought-after location of Coxford. The property opens into a welcoming hallway leading into a spacious living room with built-in storage. The newly fitted kitchen offers neutral cabinetry, integrated appliances, ample cupboards and access to a versatile utility room which provides additional storage, space for freestanding appliances, and direct access to the garden. The garden features a small tier and side gated access.

Upstairs are two generously sized bedrooms, the master benefiting from a built-in wardrobe and storage cupboard to help maintain a clutter-free environment. The three-piece shower room features a hand-wash basin, shower, toilet, and heated towel rail. Additional benefits include a modern boiler, new radiators, gas central heating, double glazing, driveway parking, and a front garden enhancing kerb appeal.

Close to Southampton General Hospital, highly-rated schools, amenities, parks, and recreational grounds, the home also offers excellent public transport links to the City Centre, Shirley High Street, and Central Train Station, with the M27/M3 motorways just a short drive away-making this a perfect home for all the family.

## Hallway

## Living Room

14' 4" x 10' 1" ( 4.37m x 3.07m )

Has Built-In Storage

## Kitchen

13' 5" x 6' 11" ( 4.09m x 2.11m )

New and Fully Integrated with Neutral Cabinetry

## Utility

10' 1" x 6' 9" ( 3.07m x 2.06m )

Versatile with Neutral Cabinetry, Freestanding Appliance Space & Garden Access

## Stairs Leading To First Floor

## Bedroom 1

12' x 11' 9" ( 3.66m x 3.58m )

Has Built-In Wardrobe & Storage Cupboard

## Bedroom 2

10' x 9' 2" ( 3.05m x 2.79m )

## Shower Room

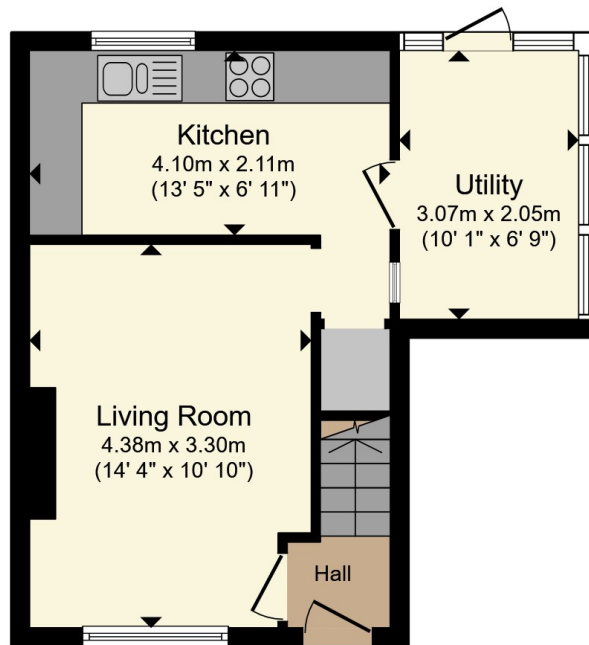
5' 11" x 4' 3" ( 1.80m x 1.30m )

Three-Piece with Toilet, Hand-Wash Basin, Toilet & Heated Towel Rail

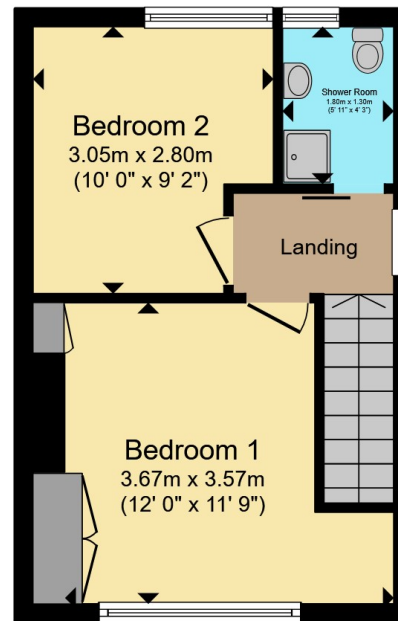








**Ground Floor**



**First Floor**

Total floor area 60.9 m<sup>2</sup> (656 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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409 Shirley Road Shirley  
SOUTHAMPTON SO15 3JD

EPC Rating: C Council Tax  
Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/SSR312550](http://connells.co.uk/Property/SSR312550)**



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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