



**Connells**

Richville Road  
Southampton



## Property Description

Situated on the sought-after Richville Road in Southampton, this well-proportioned three-bedroom semi-detached home offers generous accommodation and excellent scope for modernisation.

The property benefits from a traditional layout arranged over two floors. Internally, a welcoming entrance hall leads to a bay-fronted living room with fireplace, alongside a second reception room offering flexible use as a dining room, home office or additional sitting room.

To the rear is a spacious kitchen with a range of fitted units, leading through to a useful utility area and a ground floor shower room. A bright rear section provides direct access onto the garden.

Upstairs, there are three well-sized bedrooms and a family bathroom fitted with a bath and overhead shower. Externally, the property enjoys a good sized rear garden, mainly laid to lawn, offering excellent potential.

## Entrance Hall

Access to all principal ground floor rooms with stairs rising to the first floor.

## Living Room

12' x 11' 11" ( 3.66m x 3.63m )

Bay-fronted reception room featuring a fireplace, providing a bright and comfortable main living space.

## Dining Room/ Second Reception

12' x 9' 7" ( 3.66m x 2.92m )

Flexible second reception room, ideal as a dining room, home office or additional sitting room.

## Kitchen

17' x 10' 6" ( 5.18m x 3.20m )

Spacious kitchen fitted with a range of units, offering good worktop space and potential for reconfiguration.

## Utility Room

7' 9" x 6' 7" ( 2.36m x 2.01m )

Useful additional space for appliances and storage, helping to keep the kitchen functional and uncluttered.

## Shower Room (ground Floor)

Fitted with shower, WC and basin, providing added convenience for modern living.

## Bedroom One

15' 5" x 11' 11" ( 4.70m x 3.63m )

Generous double bedroom with ample space for furnishings.

## Bedroom Two

10' 7" x 10' 6" ( 3.23m x 3.20m )

Well-proportioned double bedroom overlooking the rear.

## Bedroom Three

11' 11" x 9' 6" ( 3.63m x 2.90m )

Good sized third bedroom, suitable as a bedroom, nursery or home office.

### Family Bathroom

Family bathroom fitted with a bath and overhead shower, WC and basin.

### External

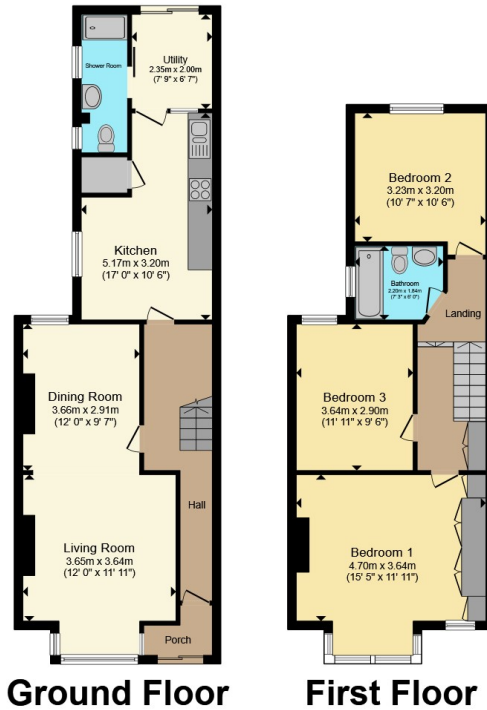
To the front, the property is set back from the road with a small enclosed frontage.

To the rear, the garden is of a good size and is mainly laid to lawn, with a patio area adjoining the property, providing space for outdoor seating and entertaining. The garden offers excellent potential for landscaping and further enhancement.









Total floor area 116.3 m<sup>2</sup> (1,252 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)



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: Council Tax  
 Awaited Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/SSR312859](http://connells.co.uk/Property/SSR312859)**



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: SSR312859 - 0002