



Connells

Winton Street  
Southampton



## Property Description

The property accommodation briefly comprises of entrance hallway leading through to cloakroom/WC, integral garage, and rear reception room facing small garden area which can be easily used as bedroom 4. On the first floor you have a spacious living room with balcony and a kitchen dining room with another balcony facing the front. On the top floor there are three bedroom and a bathroom. Outside the property benefits from off road parking, integral garage and a small open rear garden.

Perfectly positioned, the property lies within easy reach of Southampton's popular retail destinations including the High Street, West Quay and Marlands Shopping Centre, with a wide choice of shops, bars and restaurants nearby. Oxford Street and Bedford Place are within walking distance. Hoglands, East & Palmerston Park offer many green open spaces, popular with both residents and visitors alike.

## Hallway

## Downstairs Cloakroom

## Internal Garage

## Reception Room/Bedroom Four

15' 9" x 8' 5" ( 4.80m x 2.57m )

## Stairs Leading To First Floor

## Living Room

17' 7" extending to x 15' 9" max ( 5.36m extending to x 4.80m max )

## Kitchen/Dining Room

15' 9" x 8' 9" max ( 4.80m x 2.67m max )

## Stairs Up To Second Floor

### Bedroom One

12' x 8' 8" ( 3.66m x 2.64m )

### Bedroom Two

10' x 8' 9" ( 3.05m x 2.67m )

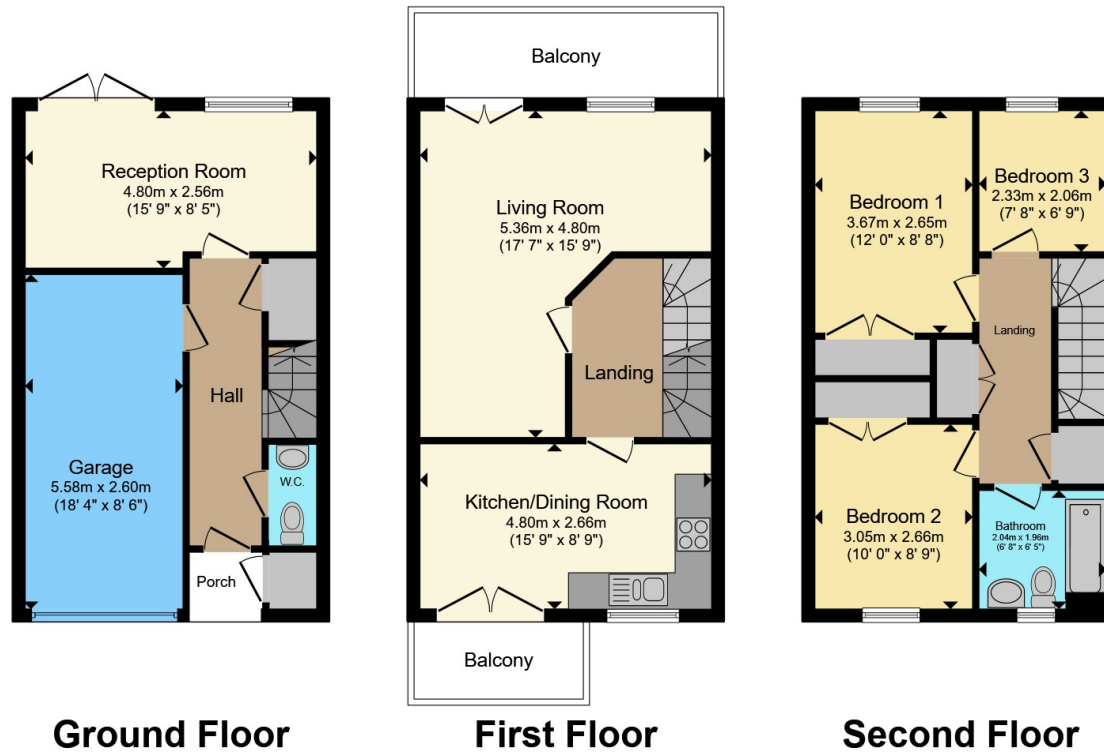
### Bedroom Three

7' 8" x 6' 9" ( 2.34m x 2.06m )









Total floor area 116.9 m<sup>2</sup> (1,258 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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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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