



St. Edmunds Road
Southampton SO16 4FZ

for sale offers in excess of
£190,000



Property Description

Connells are bringing to market this highly convenient one bedroom semi-detached home situated in a prime location close to local amenities. You enter through the hall into the lounge/diner with built-in storage, ample space to relax or entertain, and direct garden access, and the fitted kitchen adjacent with neutral cabinetry and freestanding appliances. The rear garden is low-maintenance with rear entry for added convenience. Upstairs there is built-in storage on the landing as well as in the bedroom. The bathroom is a spacious three-piece with a toilet, hand-wash basin, heated towel rail, bath with attached shower and freestanding storage space. Further benefits are double glazing, gas central heating and allocated parking.

The property is well placed for Southampton City Centre, with its wide range of shopping, including West Quay, as well as excellent transport links with the mainline station, M3 and M27 motorways, and local bus services. Convenient transport access to Southampton General Hospital and throughout the City of Southampton. Great healthcare and GP surgeries are nearby as well as a variety of shops, cafes, and schools nearby, adding to the convenience and appeal of this location.

Hallway

Lounge/Diner

13' 9" x 12' 2" (4.19m x 3.71m)

Has Built-In Storage & Garden Access

Kitchen

7' 11" x 5' 8" (2.41m x 1.73m)

Fitted with Neutral Cabinetry and Freestanding Appliances

Stairs Leading To First Floor

Bedroom

15' 7" x 8' 8" (4.75m x 2.64m)

Double with Built-In Storage

Bathroom

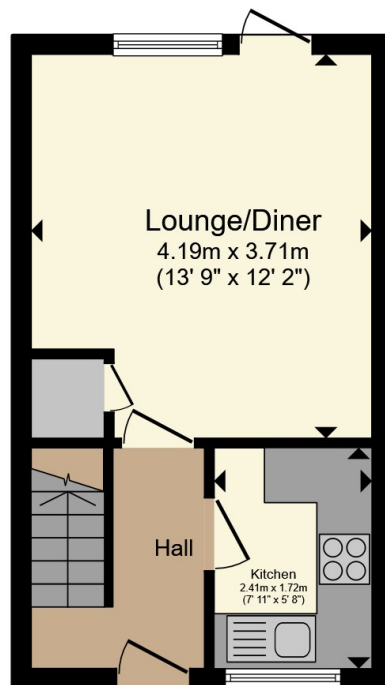
8' 8" x 5' 8" (2.64m x 1.73m)

Three-Piece with Bath with Attached Shower, Toilet, and Hand-Wash Basin

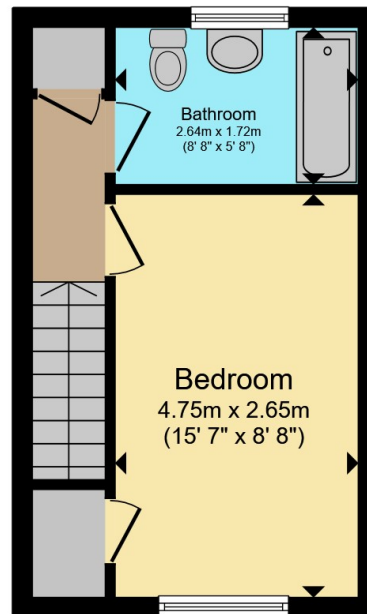








Ground Floor



First Floor

Total floor area 46.9 m² (505 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



To view this property please contact Connells on

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409 Shirley Road Shirley
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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SSR312817



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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