



**Connells**

Kingsley Road  
Southampton



### Property Description

Situated in one of the most desirable roads in Shirley, this lovely three bedroom terraced property would make the ideal family home.

Connells are delighted to offer this three bedroom mid-terraced house situated in the highly sought after location of Shirley. The property comprises of an bright lounge through to dining room, kitchen, three bedrooms, bathroom and a private enclosed rear garden. The property also benefits from double glazing and gas heating. The property is very close to the local amenities, bus routes to Southampton City Centre and Southampton General Hospital, local swimming pool and doctors surgery. Viewing is highly recommended to truly appreciate the accommodation we have to offer. This property is CHAIN FREE

### Entrance Hallway

#### Lounge

13' 5" x 10' 4" ( 4.09m x 3.15m )

#### Dining Room

11' 11" x 11' 4" ( 3.63m x 3.45m )

#### Kitchen

8' 11" x 8' 9" ( 2.72m x 2.67m )

#### Downstairs WC

#### Downstairs Bathroom



## Stairs To First Floor

### Bedroom One

12' x 10' 11" ( 3.66m x 3.33m )

### Bedroom Two

11' 3" x 8' 8" ( 3.43m x 2.64m )

### Bedroom Three

12' x 8' 6" ( 3.66m x 2.59m )

## Upstairs Wc

## Rear Garden









Total floor area 87.7 m<sup>2</sup> (944 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: C Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/SSR312591](http://connells.co.uk/Property/SSR312591)**



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: SSR312591 - 0003