



Connells

Thirlmere Road
SOUTHAMPTON



Property Description

A well-proportioned three-bedroom home offering spacious and versatile accommodation, ideally suited to family living. The property benefits from off-road parking to the front with dropped kerb access.

The ground floor comprises a welcoming entrance hall, a generous living room providing ample space for both relaxation and entertaining, and a bright conservatory overlooking the garden. The kitchen is complemented by a separate utility room, adding practicality and valuable storage space.

To the first floor are three bedrooms, including two comfortable doubles and a further bedroom suitable as a nursery, study or home office. A family bathroom and separate WC serve the upper floor.

Externally, the property enjoys an enclosed rear garden, providing a private and secure outdoor space ideal for families, entertaining and outdoor living.

Combining well-balanced accommodation with flexible living space, this attractive home is ideal for first-time buyers, growing families and those working from home.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Porch

Entrance Hall

Kitchen

16' x 6' 9" (4.88m x 2.06m)

Utility

12' 2" x 5' 1" (3.71m x 1.55m)

Living Room

18' 4" x 10' 3" (5.59m x 3.12m)

Conservatory

21' 9" x 8' 4" (6.63m x 2.54m)

Bedroom One

12' 6" x 10' 6" (3.81m x 3.20m)

Bedroom Two

12' 10" x 10' 6" (3.91m x 3.20m)

Bedroom Three

10' 5" x 8' 8" (3.17m x 2.64m)

Family Bathroom

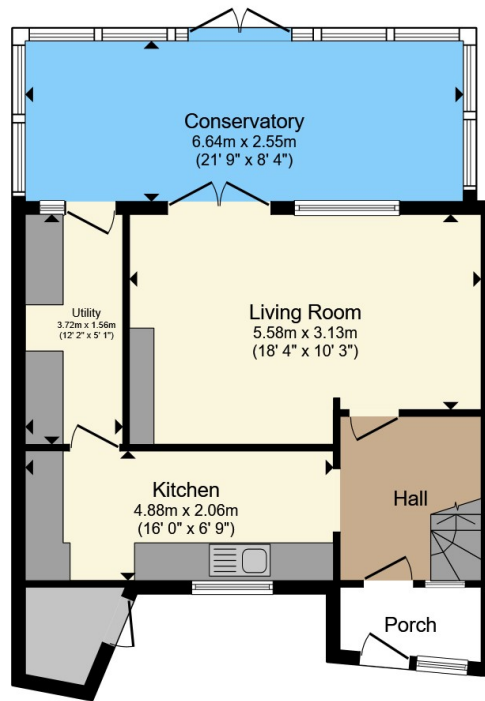
Seperate Wc

Rear Garden

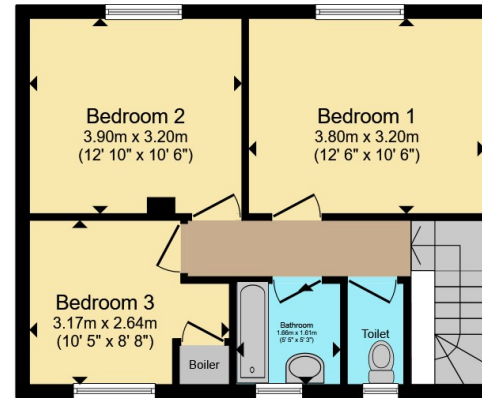








Ground Floor



First Floor

Total floor area 105.0 m² (1,130 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

Connells

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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/SSR313056



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Property Ref: SSR313056 - 0007