



Connells

Butts Road
Southampton

Butts Road Southampton SO19 1BP

For sale offers in excess of
£255,000



Property Description

Situated on the popular Butts Road in Southampton, this beautifully presented two-bedroom semi-detached home offers stylish and modern living throughout, making it ideal for first-time buyers, young families, or investors.

The property has been finished to a high standard and features a stunning open-plan fitted kitchen and living area, creating a bright and sociable space perfect for both everyday living and entertaining. The ground floor also benefits from a convenient downstairs WC.

Upstairs, there are two tidy and well-presented bedrooms along with a modern family bathroom.

Outside, the property boasts a beautifully maintained rear garden with a patio area, decking area, and lawn, offering the perfect space to relax or entertain during the warmer months. To the front, there is a large driveway providing ample off-road parking.

Conveniently located close to local amenities, schools, and transport links, this impressive home is ready to move straight into and must be viewed to be fully appreciated.

Kitchen/Living Room

Double glazed windows to side aspect. Double glazed window to front and rear aspect. Double glazed door to garden. Wall and base units. Sink and drainer. Integrated dishwasher. Electric oven. Gas hob. Space for washing machine. Gas central heating radiator. Boiler.

Downstairs Toilet

WC. Wash hand basin.

Bedroom 1

Double glazed window to front aspect. Gas central heating radiator.

Bedroom 2

Double glazed window to rear aspect. Storage inbuilt. Gas central heating radiator.

Bathroom

WC. Wash hand basin. Bath with powered shower and electric shower. Velux skylight. Gas central heating radiator.

Outside

Large driveway. Garden with patio area, Decking area and grass area.

Agent Notes

"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."

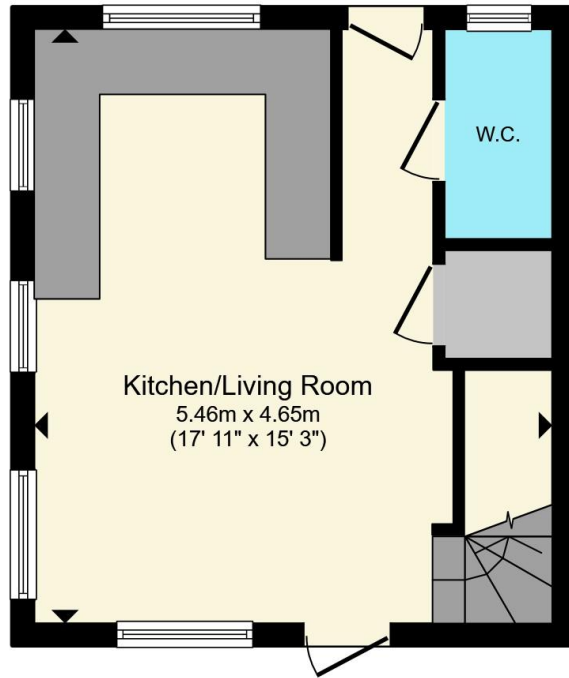
Key Features

- Two-bedroom semi-detached home
- Beautifully presented throughout
- Modern open-plan kitchen/living area
- Stylish fitted kitchen
- Downstairs WC
- Family bathroom
- Well-maintained rear garden with patio and decking
- Large driveway with ample off-road parking

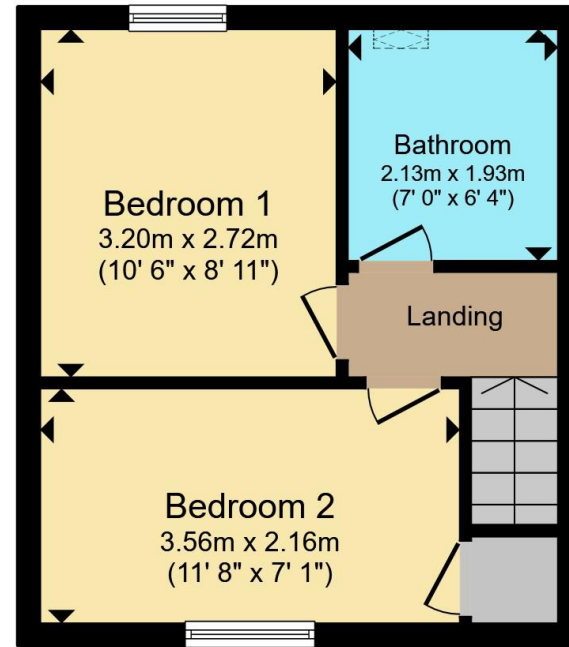








Ground Floor



First Floor

Total floor area 51.9 m² (558 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

To view this property please contact Connells on

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EPC Rating: C Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/BTN107847



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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