



Connells

Lyon Street
Southampton



Property Description

Located on Lyon Street, Southampton, this well-proportioned two-bedroom mid-terrace home offers over 1,000 sq. ft. of accommodation and is ideally positioned within easy reach of the city centre. The ground floor comprises a welcoming lounge with bay window, separate dining room, fitted kitchen, useful lean-to area, and a conservatory overlooking the rear garden. Upstairs, there are two generous double bedrooms, a family bathroom, and separate W.C. A converted loft provides valuable additional storage space and is accessed via a ladder. Externally, the property benefits from an enclosed rear garden, providing a private outdoor space to enjoy. Permit parking is available, and the property is conveniently located close to local amenities, Southampton Central Station, schools, and excellent transport links, making it an ideal first-time purchase or investment opportunity.

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

Entrance Hall

Lounge

14' 6" x 10' 10" (4.42m x 3.30m)

Dining Room

11' 11" x 8' 10" (3.63m x 2.69m)

Kitchen

12' 4" x 8' 3" (3.76m x 2.51m)

Conservatory

8' 10" x 8' 1" (2.69m x 2.46m)

Lean-To

Stairs To First Floor

Bedroom One

14' 1" x 11' 9" (4.29m x 3.58m)

Bedroom Two

12' x 8' 11" (3.66m x 2.72m)

Bathroom

Rear Garden









Total floor area 101.2 m² (1,089 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
 SOUTHAMPTON SO15 3JD

EPC Rating: D Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR313244

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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Property Ref: SSR313244 - 0003