


Connells

Olive Road
Southampton

# Olive Road
# Southampton SO16 5FR

for sale
**£270,000**







## Property Description

Situated within easy reach of Southampton General Hospital, this three-bedroom semi-detached home offers well-planned accommodation ideal for families, first-time buyers or investors. The ground floor comprises an entrance hall leading to a spacious living room, separate dining room and fitted kitchen. A useful utility room provides additional storage and workspace, while the family bathroom and separate WC add everyday convenience. Upstairs, there are three bedrooms, including a generous principal bedroom and two further well-proportioned rooms. Externally, the property benefits from parking for 2 cars to the front and a good-sized rear garden offering plenty of space for outdoor seating, entertaining or family activities. The property is further enhanced by double glazing throughout and is conveniently positioned for local amenities, transport links and Southampton General Hospital.

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

### Living Room
15'  x 11' 11" ( 4.57m x 3.63m )

### Dining Room
7' 1" x 7'  ( 2.16m x 2.13m )

### Kitchen
7' 4" x 6' 9" ( 2.24m x 2.06m )

### Utility Room
7' 4" x 7' 3" ( 2.24m x 2.21m )

### Bathroom

### Seperate Wc

### Stairs To First Floor

### Bedroom One
15' 1" x 10' 6" ( 4.60m x 3.20m )

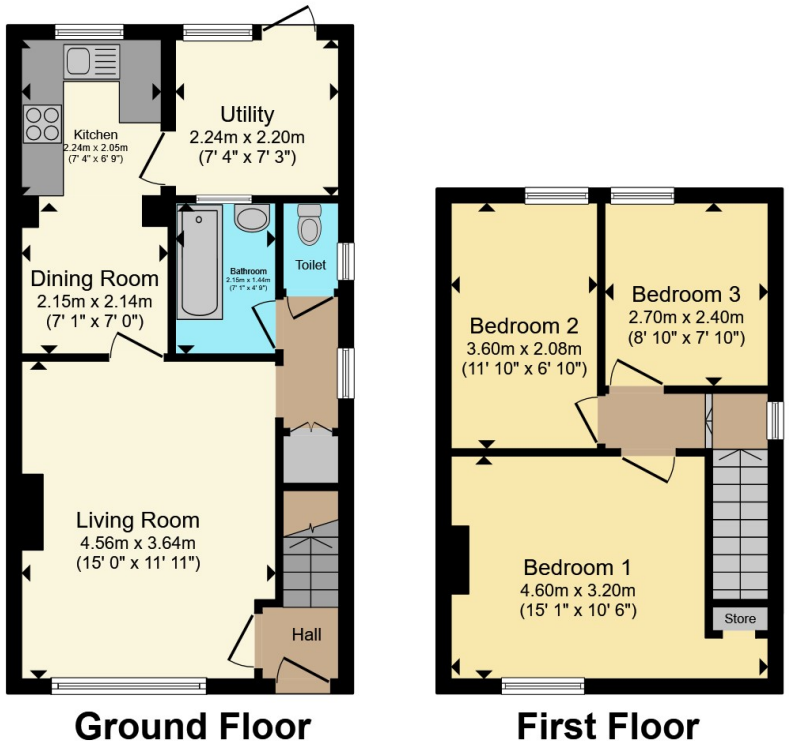
### Bedroom Two
11' 10" x 6' 10" ( 3.61m x 2.08m )

### Bedroom Three
8' 10" x 7' 10" ( 2.69m x 2.39m )

### Rear Garden












Total floor area 72.6 m² (782 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

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409 Shirley Road Shirley
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EPC Rating: C

Council Tax Band: B

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Tenure: Freehold

The Property Ombudsman

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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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