

Connells

Outer Circle
Southampton

Outer Circle
Southampton SO16 5GY

for sale offers in excess of
£220,000







Property Description

Connells are delighted to present this well-maintained two-bedroom mid-terrace home, ideally located in the popular Coxford area of Southampton. Offered with no forward chain, the property is perfect for first-time buyers, investors, or those seeking a convenient location close to Southampton General Hospital.

The ground floor comprises a welcoming living room with newly fitted carpets and flooring, a fitted kitchen with a range of storage units and space for appliances, and a convenient downstairs WC. To the rear, a conservatory provides additional living space and offers flexibility for use as a dining room, family room, or home office, with direct access to the garden.

Upstairs are two generous double bedrooms and a family bathroom. Externally, the property benefits from a driveway providing off-road parking and an enclosed rear garden with patio and lawn areas.

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.

Front Of Property

Entrance Hall

Living Room
13' 7" x 11' (4.14m x 3.35m)

Kitchen
11' x 7' 10" (3.35m x 2.39m)

Conservatory
11' 9" x 8' 11" (3.58m x 2.72m)

Downstairs Wc

Stairs To First Floor

Bedroom One
18' 1" x 11' 10" (5.51m x 3.61m)

Bedroom Two
9' 11" x 8' 2" (3.02m x 2.49m)

Bathroom
6' 4" x 6' 8" (1.93m x 2.03m)

Rear Garden







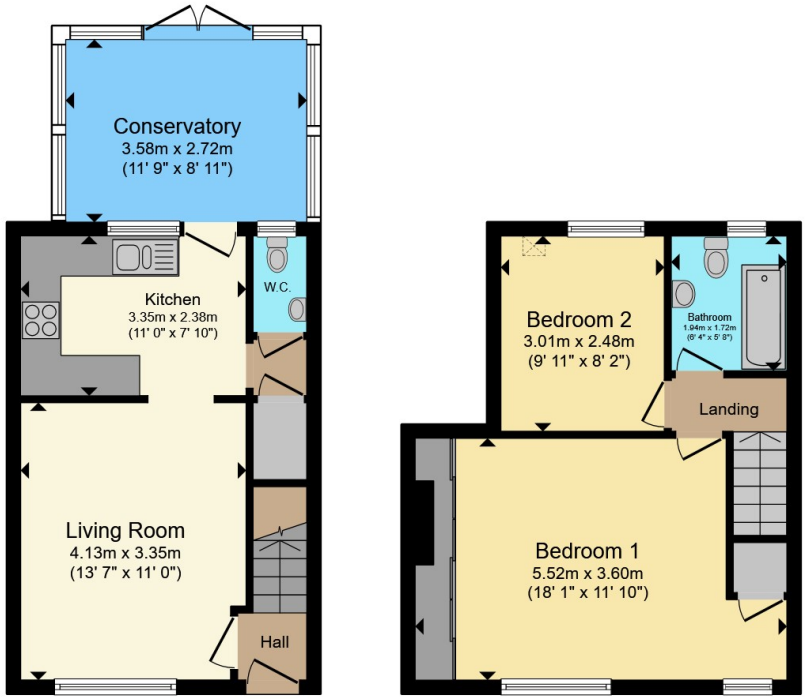












Ground Floor **First Floor**

Total floor area 71.2 m² (766 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

T 02380 789 351
E shirley@connells.co.uk

409 Shirley Road Shirley
SOUTHAMPTON SO15 3JD

EPC Rating: D

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SSR313099

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.

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.