

Connells

St. James Road
Southampton

St. James Road
Southampton SO15 5QG

for sale
£415,000







Property Description

Situated in a convenient location close to Shirley High Street, this well-presented three-bedroom semi-detached home offers spacious and practical accommodation throughout. The ground floor comprises an entrance porch leading to a welcoming hallway, a comfortable lounge with bay window, a separate dining room overlooking the rear garden and a fitted kitchen with access outside. On the first floor are three bedrooms, including two generous double rooms, together with a family bathroom. Additional benefits include double glazing, gas central heating, off-road parking and an enclosed rear garden. The property is ideally positioned for local shops, schools, transport links and Southampton city centre, making it an excellent choice for families, first-time buyers and investors alike.

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 Porch

Hallway

Lounge

12' x 11' 9" (3.66m x 3.58m)

Bay window to front aspect, feature fireplace and ample space for living room furniture.

Dining Room

11' 10" x 11' 9" (3.61m x 3.58m)

Window overlooking the rear garden, ideal space for family dining and entertaining

Kitchen

16' 10" x 6' 10" (5.13m x 2.08m)

Fitted with a range of wall and base units, work surfaces, space for appliances, window and door to rear garden.

Stairs To First Floor

Bedroom One

16' 4" x 11' 9" (4.98m x 3.58m)

Spacious double bedroom with bay window to front aspect.

Bedroom Two

11' 11" x 11' 8" (3.63m x 3.56m)

Double bedroom overlooking the rear aspect.

Bedroom Three

10' 4" x 7' (3.15m x 2.13m)

Good-sized single bedroom, ideal as a nursery, child's room, home office or study.

Family Bathroom

Suite comprising bath with shower over, wash hand basin and WC. Window to rear aspect.







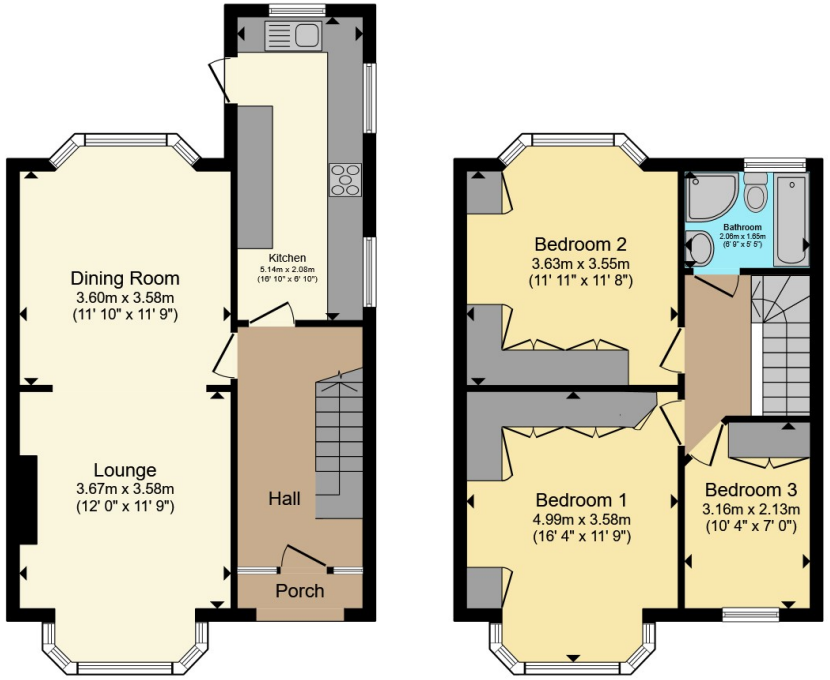












Ground Floor **First Floor**

Total floor area 97.5 m² (1,049 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: C

Tenure: Freehold

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