

Connells

Cobden Rise
Southampton

Cobden Rise
Southampton SO18 1DL

For sale guide price
£260,000







Property Description

Situated in Cobden Rise, Southampton, this three-bedroom end-of-terrace property offers spacious accommodation throughout and benefits from a number of recent improvements, including a recently completed roof replacement and new doors and windows throughout.

Upon entering the property, you are welcomed by a spacious hallway providing access to the ground-floor accommodation, including a convenient downstairs WC.

The property boasts a large and spacious lounge, providing an excellent area for relaxing and entertaining. Doors lead directly out to the garden, allowing plenty of natural light into the room and creating a lovely connection between the indoor and outdoor living spaces.

The kitchen is another highlight of the property, offering a spacious and modern environment with plenty of room for cooking and everyday family life.

Upstairs, the property offers three bedrooms, providing flexible accommodation for families, couples or those requiring additional space for a home office or guest room.

Externally, the property benefits from a courtyard garden to the front, adding to its appeal.

Further benefits include the recently replaced roof and new doors and windows throughout, offering added peace of mind for prospective purchasers.

This property would make an ideal purchase for families, first-time buyers or investors seeking a spacious home in Southampton.

Viewing is highly recommended to fully appreciate the space and features this property has to offer.

Downstairs Toilet

Double glazed window to front aspect. WC. Wash hand basin.

Living Room

Double glazed doors to rear garden. Double glazed window to rear aspect. Gas central heating radiator. Understairs cupboard. Spacious.

Kitchen

Double glazed window to front aspect. Wall and base units. oven. Gas hob. Sink and drainer. Space for appliances. Extractor fan. Modern. Spacious.

Bedroom 1

Double glazed window to front aspect. Gas central heating radiator. Built in cupboard. Carpeted. Large double.

Bedroom 2

Double glazed window to rear aspect. X 2 cupboard spaces. Gas central heating radiator. Carpeted. Large double.

Bedroom 3

Double glazed window to rear aspect. Gas central heating radiator. Carpeted.

Bathroom

Double glazed window to front aspect. Bath with shower. Wash hand basin. WC. Hand towel rail.

Front Garden

Courtyard front garden.

Rear Garden

Fully decked. Rear access. Split level.

Parking

Residents car park.

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

- Three-bedroom end-of-terrace house
- Spacious lounge with doors to the garden
- Modern, spacious kitchen
- Convenient downstairs WC
- Family bathroom
- Fully decked rear garden with rear access
- Recently replaced roof
- New doors and windows throughout, plus residents' parking







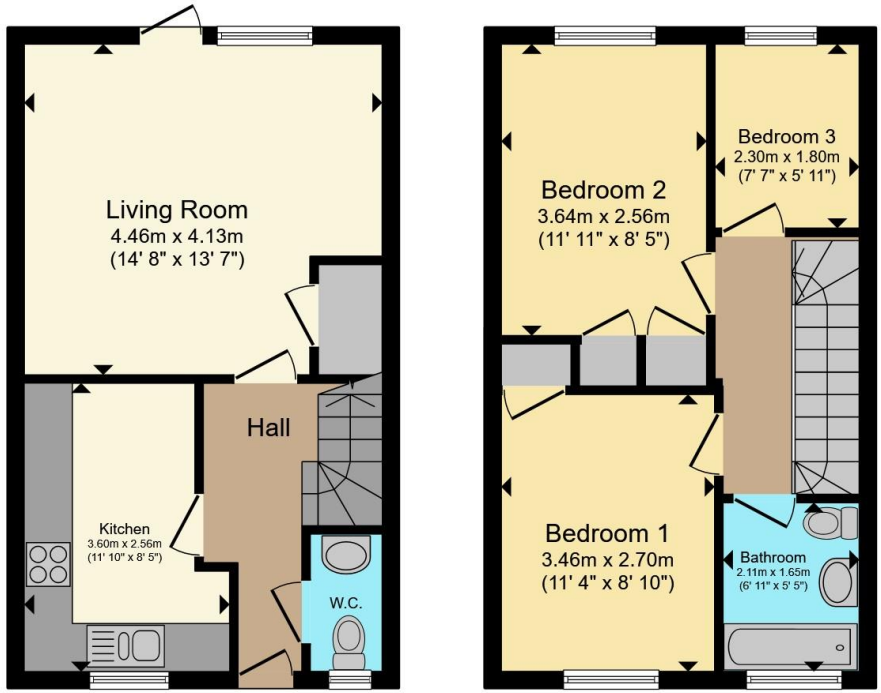












Ground Floor **First Floor**

Total floor area 69.8 m² (752 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 422080
E Bitterne@connells.co.uk

2 West End Road Bitterne
SOUTHAMPTON SO18 6TG

EPC Rating: C

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/BTN108035

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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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