

Connells

Bodding Avenue
Nursling Southampton

Bodding Avenue
Nursling Southampton SO16 0BJ

for sale
£460,000







Property Description

Connells are pleased to bring to the market this well-presented family home located in the ever-popular residential area of Nurslingl, Southampton.

The property offers bright and spacious accommodation throughout, comprising a welcoming entrance hall, generous living room and a fitted kitchen with ample storage and workspace. Upstairs, the home benefits from well-proportioned bedrooms and a family bathroom.

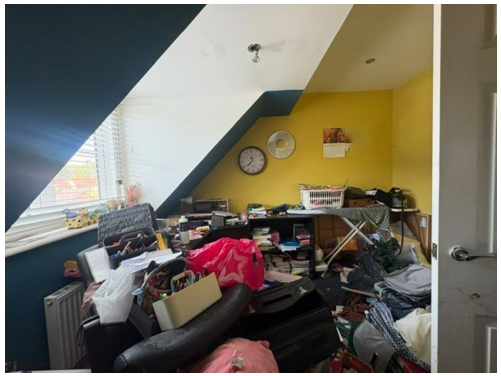
Externally, the property enjoys a private rear garden, providing an excellent space for outdoor entertaining, family activities or simply relaxing during the warmer months. To the front, there is off-road parking and convenient access to local amenities.

Ideally situated close to well-regarded schools, local shops, transport links and Southampton General Hospital, this property offers a fantastic opportunity for first-time buyers, young families or investors looking for a home in a sought-after location.

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.

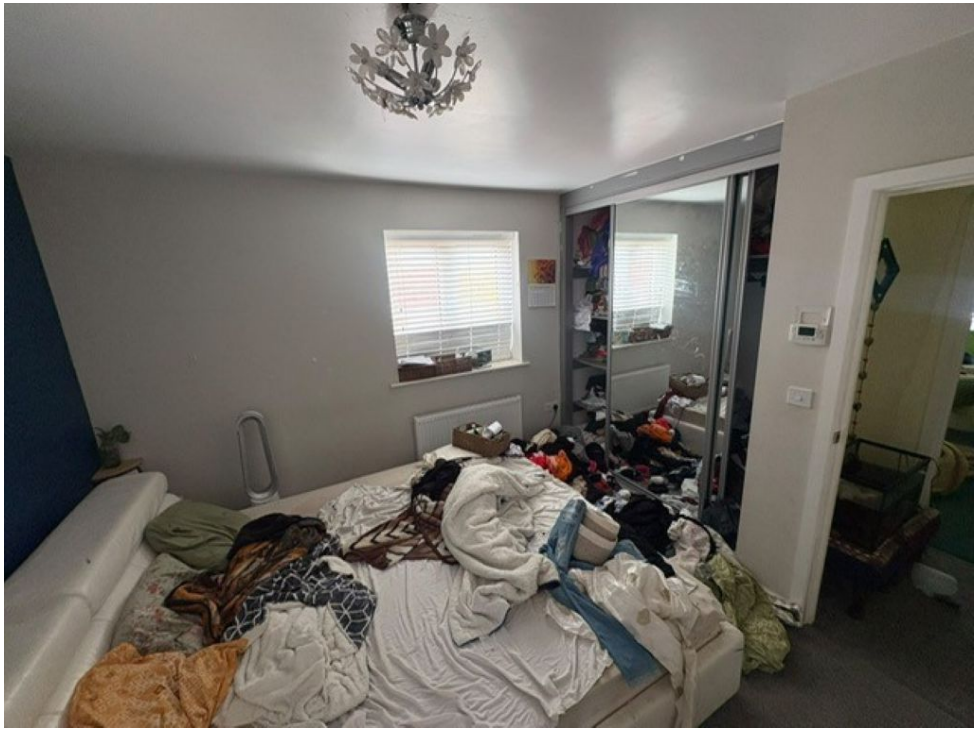
















To view this property please contact Connells on

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409 Shirley Road Shirley
SOUTHAMPTON SO15 3JD

EPC Rating: B

Council Tax Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/SSR313276

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.