

Connells

Suffolk Avenue
Southampton

Suffolk Avenue
Southampton SO15 5EG

for sale offers in excess of
£400,000







Property Description

This spacious and versatile family home offers generous accommodation over two floors, ideal for growing families. The ground floor features a welcoming entrance hall, living room, separate lounge, dining room, well-appointed kitchen/breakfast room, additional reception room and a convenient shower room. Upstairs are four well-proportioned bedrooms, including a spacious principal bedroom, and a family bathroom. Further benefits include gas central heating, double glazing, a double driveway providing ample off-road parking, and a newly built summer house/home office. Ideally located within a 2-minute walk of the local Co-op and St Mark's School, recently enhanced by a £2 million development, and less than a mile from Southampton Central station and the city centre.

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
14' 6" x 12' 10" (4.42m x 3.91m)

Kitchen
11' 11" x 10' 8" (3.63m x 3.25m)

Dining Room
11' 7" x 10' 8" (3.53m x 3.25m)

Lounge
13' 11" x 12' 6" (4.24m x 3.81m)

Bedroom Three
11' 11" x 10' 8" (3.63m x 3.25m)

Shower Room
8' 2" x 5' 2" (2.49m x 1.57m)

Stairs To First Floor

Bedroom One
16' 9" x 11' 11" (5.11m x 3.63m)

Bedroom Two
11' 11" x 10' 8" (3.63m x 3.25m)

Bedroom Four
13' x 10' 9" (3.96m x 3.28m)

Bedroom Five
7' 4" x 6' 8" (2.24m x 2.03m)

Bathroom
7' 10" x 7' 4" (2.39m x 2.24m)
















SEPTEMBER



Total floor area 154.9 m² (1,668 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

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409 Shirley Road Shirley
SOUTHAMPTON SO15 3JD

EPC Rating: C

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/SSR313083

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.