

Connells

Warren Avenue
SOUTHAMPTON

Warren Avenue
SOUTHAMPTON SO16 6AF

for sale
£260,000







Property Description

This well-proportioned two-bedroom mid-terrace home offers accommodation extending to approximately 875 sq. ft. The ground floor comprises a welcoming entrance hall, a comfortable lounge to the front aspect and a separate reception room which provides an ideal dining or family space. The fitted kitchen is located to the rear of the property and offers a range of storage units and worktop space. Upstairs, there are two generous double bedrooms served by a spacious family bathroom featuring both a bath and separate shower enclosure. Externally, the property benefits from an enclosed rear garden, creating an ideal space for outdoor relaxation and entertaining. Conveniently situated within a popular residential area, the property is well suited to first-time buyers, families 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 Hall

Lounge
12' 5" x 11' (3.78m x 3.35m)

Reception Room
12' 5" x 10' 9" (3.78m x 3.28m)

Kitchen
12' 8" x 8' 8" (3.86m x 2.64m)

Stairs To First Floor

Bedroom One
14' 7" x 10' 4" (4.45m x 3.15m)

Bedroom Two
11' 1" x 10' 1" (3.38m x 3.07m)

Bathroom

Rear Garden



















Ground Floor **First Floor**

Total floor area 81.3 m² (875 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: D

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SSR313265

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.