



**Connells**

Copperfield Road  
Southampton



### Property Description

Connells are bringing to market this two-bedroom ground-floor maisonette in the highly sought after area of Bassett, boasting NO CHAIN, a spacious layout and ample storage throughout. Before you enter there is a built-in storage cupboard to your right - great for cyclists and all that gets muddy! There is an additional two storage cupboards in the hallway, and a spacious living room a large window to let in plenty of natural light, and a sliding door leading directly to the private rear garden. The property is completed with two double bedrooms, 2x built-in wardrobes in the master, and a three-piece bathroom with a toilet, hand-wash basin and a bath with attached shower. Further benefits include shared parking, gas central heating and double glazing.

Bassett has close proximity of the University campus that provides numerous facilities including the Jubilee sports complex. The Common, sports centre and city golf course are within a short distance and provide excellent recreational open space. Access to the M27/M3 motorway network is close by and The Parkway railway station provides fast routed throughout Southampton to London. Local shops are found on Burgess Road and the city centre is only 2miles, boasting major high street facilities and West Quay shopping centre, cinema and restaurant complex.

## External Storage

## Hallway

Has 2x Built-In Storage Cupboard

## Living Room

17' 8" x 11' 10" ( 5.38m x 3.61m )

## Kitchen

7' x 10' 9" ( 2.13m x 3.28m )

Fitted Kitchen with Neutral Cabinetry and Freestanding Appliance Space

## Bedroom 1

13' 11" x 10' ( 4.24m x 3.05m )

Has 2x Built-In Storage Cupboards

## Bedroom 2

9' 3" x 9' 5" ( 2.82m x 2.87m )

## Bathroom

4' 11" x 7' 11" ( 1.50m x 2.41m )

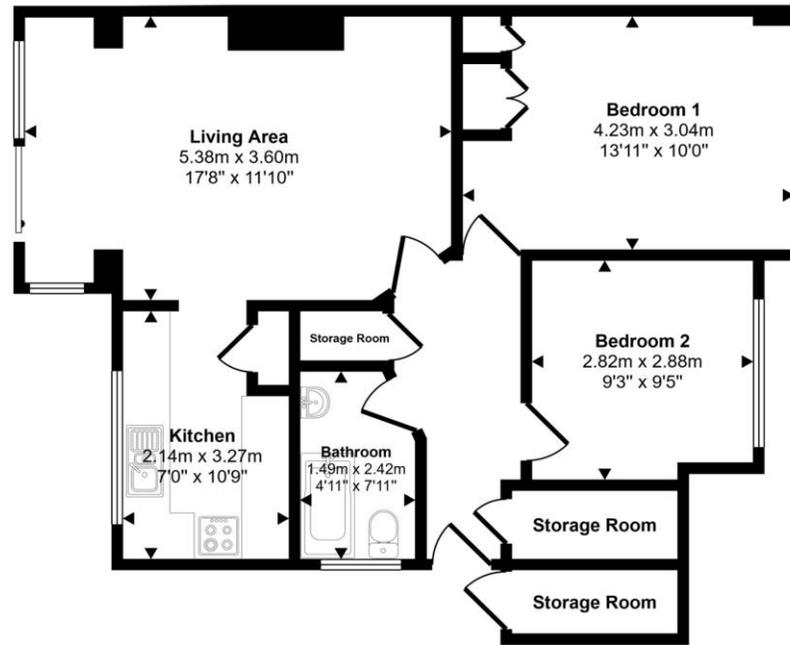
Three-Piece with Hand-Wash Basin, Toilet & Bath with Attached Shower







Approx Gross Internal Area  
63 sq m / 681 sq ft



### Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

To view this property please contact Connells on

**T 02380 789 351**  
**E shirley@connells.co.uk**

409 Shirley Road Shirley  
SOUTHAMPTON SO15 3JD

EPC Rating: C Council Tax  
Band: B

Service Charge: Ask  
Agent

Ground Rent:  
50.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SSR312694](https://www.connells.co.uk/Property/SSR312694)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](https://www.connells.co.uk) | [www.rightmove.co.uk](https://www.rightmove.co.uk) | [www.zoopla.co.uk](https://www.zoopla.co.uk)**

Property Ref: SSR312694 - 0003

