



RICHMONDS



## 45 Alder Road, Southampton, SO16 5EG

£175,000

Offering versatile living accommodation in a quiet residential location with a large enclosed rear garden, gas central heating and close to Southampton General Hospital. This property requires redecoration throughout.

Briefly comprising; 2 bedrooms, porch, entrance hallway, lounge, kitchen/diner, lean-to and bathroom.

Externally, the property has a driveway providing off road parking and to the rear is an approx. 55ft garden which provides a patio/seating area to enjoy outside dining and entertainment with family and friends.

The property is in Southampton, close to the centre of Shirley which makes it ideally situated for both work and leisure. There is easy access to the city's amenities including the General Hospital, the Princess Anne Hospital, and the Sports Centre. There are good bus services to both Southampton and Shirley and links to the M27 motorway.

**This property has to be marketed for 28 days – from 20<sup>th</sup> September to 19<sup>th</sup> October 2023.**

### Other Information

Tenure: Freehold

Approximate Age: 1930's

Heating: Gas boiler heating

Windows: Part double glazing

Loft: Insulated

Energy Rating: D

Sellers Position: No chain / vacant

### Local Information:

Council Tax: B

Local Authority: Southampton City Council





**Approx. Gross Internal Floor Area 706 sq. ft / 65.58 sq. m**

Illustration for identification purposes only. Measurements are approximate, not to scale.  
Produced by Elements Property

**Agents Note:** The sellers of the property have provided the above information to us and we are therefore reliant on them providing the correct information. The floor plan and sizes are to be used as a guide only. Please check room sizes prior to ordering carpets or furniture. If you require confirmation on any particular point for specific purposes please contact our office for further information. If you have other questions about this property, please telephone **01489 789933**

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