



116 Magnolia Road, Merryoak, Southampton, SO19 7LJ

£240,000

WHITE & GUARD

116 Magnolia Road

Merryoak, Southampton

INTRODUCTION

Offered with no forward chain, this extended three bedroom semi-detached home is situated in the popular location of Merryoak. The property's accommodation briefly comprises an entrance porch opening into the entrance hall, a 14ft lounge, a spacious 16ft kitchen/diner with utility area and a bathroom on the ground floor. The first floor has three bedrooms, two of which are doubles. Additional benefits include off road parking to the front and an enclosed rear garden.

LOCATION

Merryoak is within easy access to Southampton's city centre with its broad range of shops including WestQuay shopping centre, its bars, restaurants, amenities and mainline railway station is within easy reach, along with Southampton Airport being around fifteen minutes away. All main motorway access routes are also close by, including M27, M3 and A3 to London.

- Tenure - Freehold
- Southampton City Council - Band B
- EPC - Grade C





INSIDE

This well-presented family home is entered via the UPVC front door opening into the entrance porch. The porch has access opening into the entrance hall via an internal UPVC door. The hallway is laid to carpeted flooring, has a radiator to one wall, stairs leading to the first floor and a door opening into the lounge. The 14ft lounge has a double glazed window to both the front and side aspects, is laid to laminate flooring, has two radiators, along with an electric fireplace with wooden surround and marble hearth – making this the focal point of the room. The spacious 16ft kitchen/diner is accessible from the lounge via a small hall. There is a double glazed window to the rear aspect, laminate flooring and a radiator to one wall. A mixture of wall and base units with cupboards and drawers under have roll top worktops over, as well as a stainless steel sink with mixer tap. Integrated appliances include an oven and hob with extractor over. There is a utility area to one side of the kitchen which has a continuation of the laminate flooring, a UPVC double glazed door to the rear aspect, opening to the garden, as well as an integrated fridge/freezer and a washing machine. The bathroom has two obscure double glazed windows to the side aspect, is laid to laminate flooring, has a radiator to one wall, a panel enclosed bath with shower over, a WC and a wash hand basin.

The first floor landing is laid to carpeted flooring, has a loft hatch and doors leading to all three bedrooms. Bedroom one has a double glazed window to both the front and side aspects, is laid to carpeted flooring, has a radiator to one wall and two built-in storage cupboards. Bedroom two has a double glazed window to the rear aspect, is laid to carpeted flooring and has a radiator to one wall. Whilst bedroom three also has a double glazed window to the rear aspect, is again laid to carpeted flooring and has a radiator to one wall.

OUTSIDE

The front of the property benefits from a blocked paved driveway providing off road parking. The block paving leads to access both the front door and down the side of the property to access the rear garden, via a wooden gate.

The rear garden itself has block paving from the rear of the house that leads to artificial grass, with flowerbeds to one side. There are two wooden sheds with garden is enclosed via a wooden fence panelling.



SERVICES

Gas, electricity, water and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

BROADBAND

Superfast Fibre Broadband is available with download speeds of up to 63-80 Mbps and upload speeds of up to 19-20 Mbps. Information has been provided by the Openreach website.

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Disclaimer

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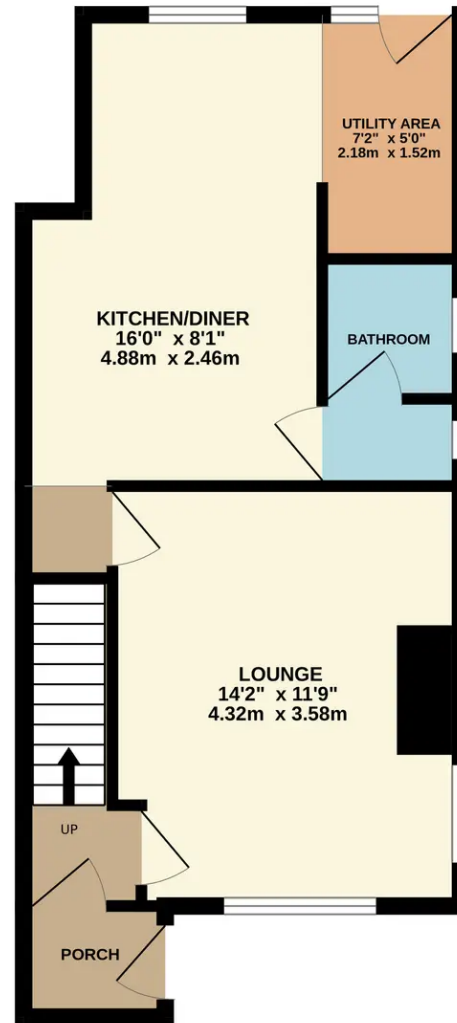
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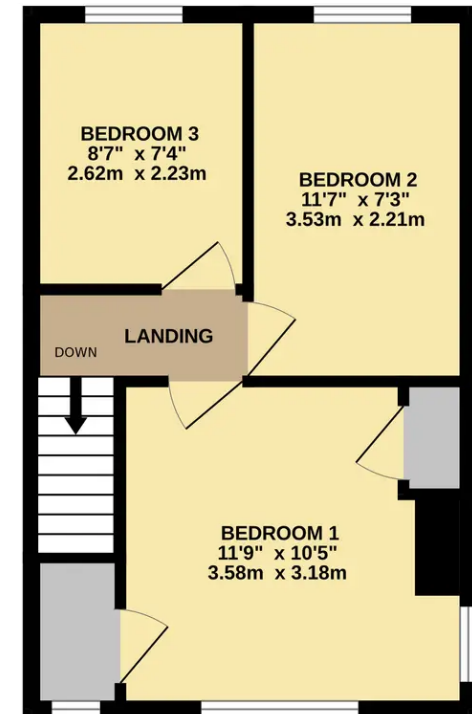
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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