



81 Blackthorn Road, Merryoak, Southampton, SO19 7LP

£240,000

WHITE & GUARD

# 81 Blackthorn Road

Merryoak, Southampton

## INTRODUCTION

Offered with no forward chain, this three bedroom semi-detached home is situated in the popular location of Merryoak. The property's accommodation on the ground floor briefly comprises an entrance hall, a bathroom, a dining room open to the 15ft lounge and a fitted kitchen. The first floor has two double bedrooms and one single bedroom, with additional benefits including a generously sized front garden and an enclosed rear garden.

## LOCATION

The property is within catchment for Sholing Primary & Junior schools, with Oasis Academy nearby (as per Southampton.gov.uk school checker). 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 D





## INSIDE

Entering via the wooden front door opening into the entrance hall. The hallway is laid carpeted flooring, has a built-in storage cupboard, stairs leading to the first floor and doors leading to the bathroom and the dining room. The bathroom is situated to the front of the property and has an obscure double glazed window to the front aspect, is laid to tiled flooring, has partly tiled walls, a radiator to one wall, a panel enclosed bath with shower over, a WC and a wash hand basin. The dining room has a double glazed window to the side aspect, is laid to carpeted flooring, has a radiator to one wall, with access to both the kitchen at the rear and the lounge to one side. The 15ft lounge has a double glazed window to the rear aspect, is laid to carpeted flooring, has a radiator to one wall and a feature fireplace with brick surround and hearth. The kitchen has a double glazed window to both the side and rear aspects. A UPVC double glazed door to the side aspect opens out to access the garden. Laid to vinyl flooring, the kitchen has a mixture of wall and base units with cupboards and drawers under and roll top worktops over, along with a stainless steel sink. There is space for a cooker, a washing machine and an undercounter fridge.

The first floor landing is laid to carpeted flooring and has doors leading to all three bedrooms. Bedroom one is situated to the front of the property and has a double glazed window to the front aspect, is laid to carpeted flooring and has a built-in wardrobe and a storage cupboard. Bedroom two has a double glazed window to both the side and rear aspects, is laid to carpeted flooring and has a built-in storage cupboard. Bedroom three has a double glazed window to the rear aspect and is again laid to carpeted flooring.

## OUTSIDE

Metal gates to the front of the property open to access the front garden, with a hard standing pathway leading to the front door. The garden is mainly laid to lawn with flowerbeds and bushes bordering. A pathway leads down one side of the property to access the rear garden.

The rear garden itself has a hard standing patio from the kitchen rear door with a pathway leading to the end of the garden. The garden is mainly laid to lawn with flowerbeds bordering and has a storage shed situated to the rear.



## 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 29-40 Mbps and upload speeds of up to 4-8 Mbps. Information has been provided by the Openreach website.

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### Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



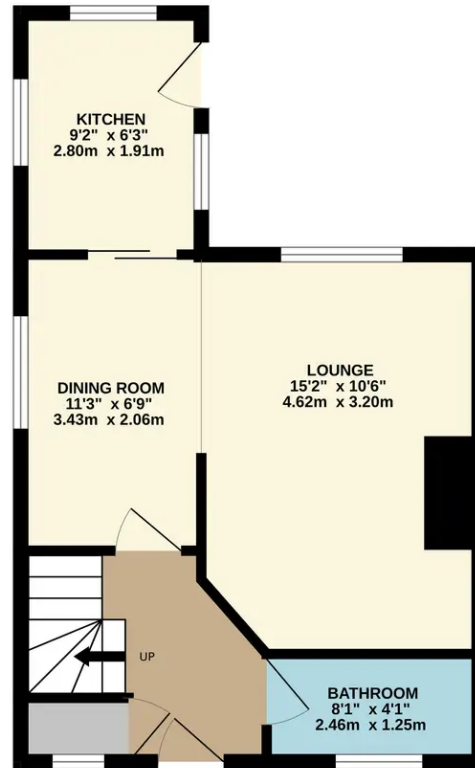
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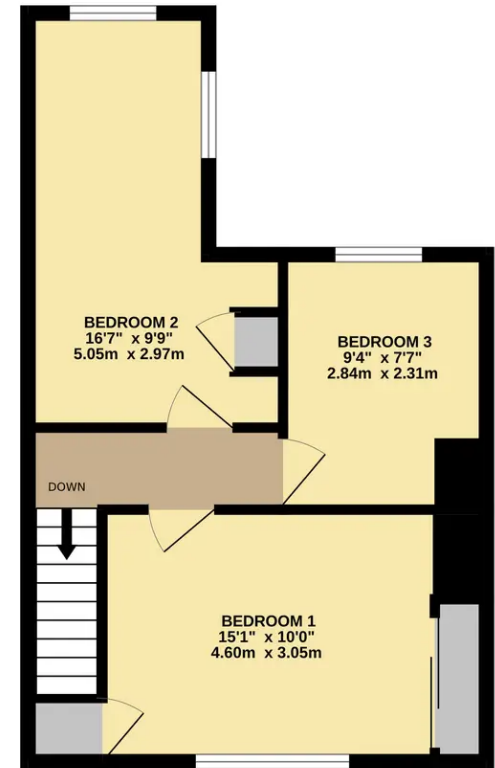
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GROUND FLOOR



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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