



45 Merryoak Road, Merryoak, Southampton, SO19 7QQ

Guide Price £315,000

WHITE & GUARD

45 Merryoak Road

Merryoak, Southampton

INTRODUCTION

Set in the popular location of Merryoak, comes this well-presented three bedroom semi-detached home.

Accommodation on the ground floor briefly comprises a porch, an entrance hall, a 22ft kitchen/diner, open plan to the lounge, and a conservatory. Whilst the first floor comprises the landing leading to all further accommodation, two double bedrooms, one single bedroom and a bathroom. Additional benefits include a good-sized rear garden with patio and a driveway with off road parking for two cars. To fully appreciate both the accommodation on offer and the property's location, an early viewing truly is a must.

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 C
- EP{C - Grade C





INSIDE

The double glazed front door opens in to the porch, which has double glazed windows to the sides and front aspects. There is a further door leading into a spacious entrance hall. The hallway is laid to laminate wood flooring, has a radiator, carpeted stairs leading to the first floor landing, with a further two storage cupboards, along with a cloakroom under the stairs. The cloakroom itself is fitted with a WC and a wash hand basin, a double glazed window to the side aspect and also has a tiled splash back. The 22ft kitchen/diner is open plan to the lounge, has a double glazed window to the side aspect, is laid to laminate wood flooring and has double glazed French doors opening through to the conservatory. The kitchen is fitted with a range of wall and base units with cupboards and drawers under and worktops over, has a Range style five ring gas hob and double oven/grill, with extractor over. There is also space for a fridge/freezer. The lounge has a double glazed bay window to the front aspect, with a gorgeous fireplace with a gas fitted coal fire. Laid to carpeted flooring, the lounge has a TV point and leads straight through into the kitchen/diner. The conservatory leads off of the kitchen/diner and has double glazed windows to the front and side aspect. There is plumbing for a washing machine and a dryer and benefits from being laid to carpeted flooring and having shelving for storage.

Bedroom one has a double glazed bay window to the front aspect, built-in wardrobes and is laid to carpeted flooring, with a radiator to one wall. Bedroom two has a double glazed window to the rear aspect, is laid to carpeted flooring and has a radiator to one wall. The third bedroom has a double glazed window to the rear aspect, is again laid to carpeted flooring and has a radiator to one wall. The bathroom has a double glazed obscured window to the front aspect, a panel enclosed bath with shower over, a wash hand basin, WC and benefits from a heated towel rail.

OUTSIDE

This home benefits from a good-sized rear garden which has a patio area, an area laid to lawn and a large shed. The garden is enclosed via fence panelling and has a wooden fixed gazebo, due to the garden having a very sunny aspect. It also has side access to the front of the property, which is block paved for two cars.



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 50-70 Mbps and upload speeds of up to 16-20 Mbps. Information has been provided by the Openreach website.

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Disclaimer

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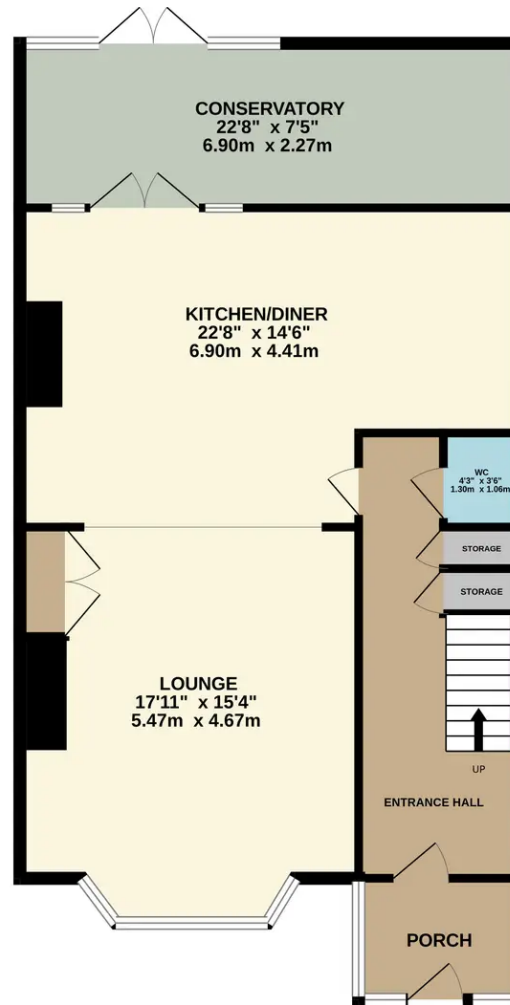
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PRS Property Redress Scheme

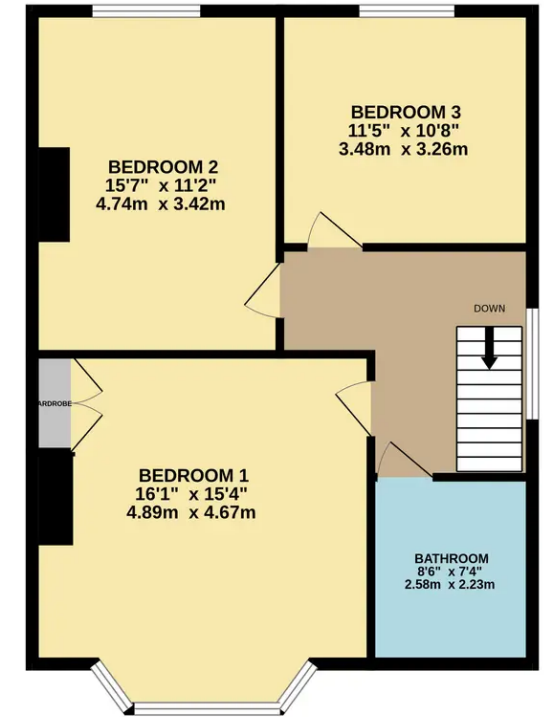
Zoopla



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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