



46 Acacia Road, Merryoak, Southampton, SO19 7LB

In Excess of £260,000

WHITE & GUARD

46 Acacia Road

Merryoak, Southampton

INTRODUCTION

Set in the popular location of Merryoak, comes this well-presented two bedroom semi-detached home. Accommodation briefly comprises an entrance hall, a 14ft lounge, a 15ft kitchen/breakfast room and an insulated outside office. Whilst the first floor comprises two bedrooms and a fitted bathroom with shower. Additional benefits include a driveway to the front with off road parking and a rear garden with patio, along with the outside office/workshop. 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 B
- EPC - Grade TBC





INSIDE

The property is entered via the double glazed and stained glass front door opening into the entrance hall. The hallway is laid to laminate wood flooring, has carpeted stairs leading to the first floor, a radiator to one wall and a door opening through to the lounge. The 14ft lounge is laid to laminate wood flooring, has a gas fireplace, a double glazed window to the front aspect, TV points and a radiator to one wall. The 15ft kitchen/breakfast room has two double glazed windows and a double glazed door to the rear aspect. The kitchen itself has a range of wall and base units with cupboards and drawers under and work surfaces over, along with a one and a half bowl sink/drainers and a tiled splash back. There is a gas cooker with extractor over and the kitchen benefits from a breakfast bar. Laid to tiled flooring, there is also space for a fridge/freezer, a washing machine and a tumble dryer.

To the first floor, the landing is laid to carpeted flooring, with loft access and has a double glazed window to the side aspect. Bedroom one has a double glazed window to the front aspect, is laid to carpeted flooring, has built-in storage and a radiator to one wall. Bedroom two has a double glazed window to both the rear and side aspects, is laid to carpeted flooring and has a radiator to one wall. The bathroom has an obscure double glazed window to the rear aspect and is part-tiled and laid to tiled flooring, benefitting from a heated towel rail. There is a panel enclosed bath with shower over (including a handheld shower plus larger detachable shower) along with a wash hand basin, a WC, built-in storage with a fitted mirror.

OUTSIDE

To the front of the property, there is a concrete driveway with block path feature, a fenced border and gated side access to the rear. The rear garden is mainly laid to patio, again with a block path border, an outside tap and a covered lean-to, used for storage. To the end of the garden, there is an outside office/workshop which has two double glazed windows, a double glazed door and is fully insulated with power and lighting. The space is wired for TOOB and set up as an office.



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

TOOB Broadband is available with download speeds of up to 900 Mbps and upload speeds of up to 900 Mbps. Information has been provided by the Openreach website.

T: 023 8202 2192

5 West End Road, Bitterne,
Southampton, Hampshire, SO18 6TE

E: bitterne@whiteandguard.com

W whiteandguard.com

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.



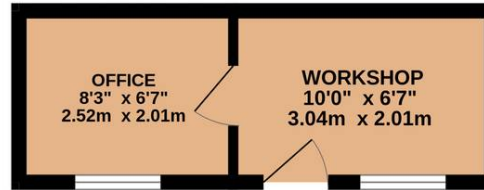
rightmove

PRS Property Redress Scheme

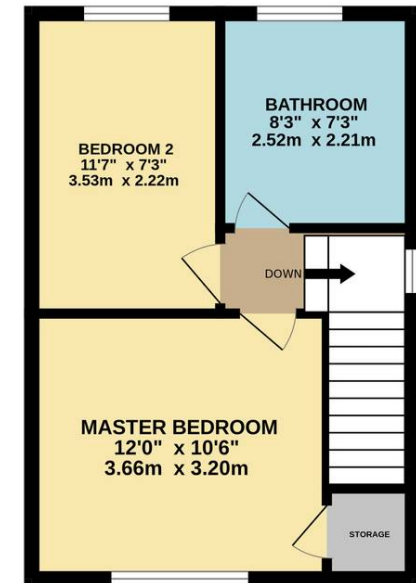
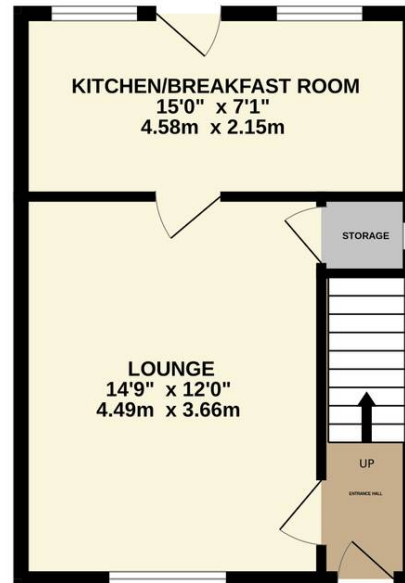
Zoopla



GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA: 768 sq.ft. (71.4 sq.m.) approx.

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.
Made with Metropix ©2024