



184 Blackthorn Road, Southampton, SO19 7LQ

welcome to

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Fox & Sons Estate Agents welcome to the market this four bedroom semi-detached property. The house is located in the Merryoak area and is close to public transport heading towards the City Centre. It is also in close proximity of Woolston train station, Oasis Academy and Sholing Junior School and transport links to the M27 and M3.

Benefits from - ** Entrance hall ** Lounge ** Kitchen ** Dining room ** Shower Room ** Utility room ** Four generous size bedrooms ** Family bathroom ** Enclosed rear garden enjoying a good deal of privacy ** Driveway for multiple cars **

Internal inspection is highly recommended!

**Contact us today on -
02380446724 to arrange a
viewing.**





Total floor area 96.6 m² (1,040 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Entrance Hall

Shower Room

Lounge

14' x 11' 10" (4.27m x 3.61m)

Dining Room

7' 10" x 9' 8" (2.39m x 2.95m)

Kitchen

8' 6" x 10' 5" (2.59m x 3.17m)

Utility Room

7' 2" x 5' 7" (2.18m x 1.70m)

Landing

Bedroom One (loft)

13' 11" x 14' 10" (4.24m x 4.52m)

Bedroom Two

10' 5" x 8' 11" (3.17m x 2.72m)

Bedroom Three

8' 6" x 7' 2" (2.59m x 2.18m)

Bedroom Four

8' 6" x 7' 3" (2.59m x 2.21m)

Bathroom

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- Four Bedroom Semi-Detached Property
- Driveway For Multiple Cars
- Utility Room
- Built-in Electric Cooker
- Separate Lounge, Kitchen and Dining room
- Shower Room
- Private Rear Garden
- INTERNAL VIEWING HIGHLY RECOMMENDED!!

Tenure: Freehold EPC Rating: D

£315,000



view this property online fox-and-sons.co.uk/Property/BIT111316

Please note the marker reflects the postcode not the actual property



Property Ref:
BIT111316 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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