



**16 College Road, Southampton, SO19 9GE**

**welcome to**

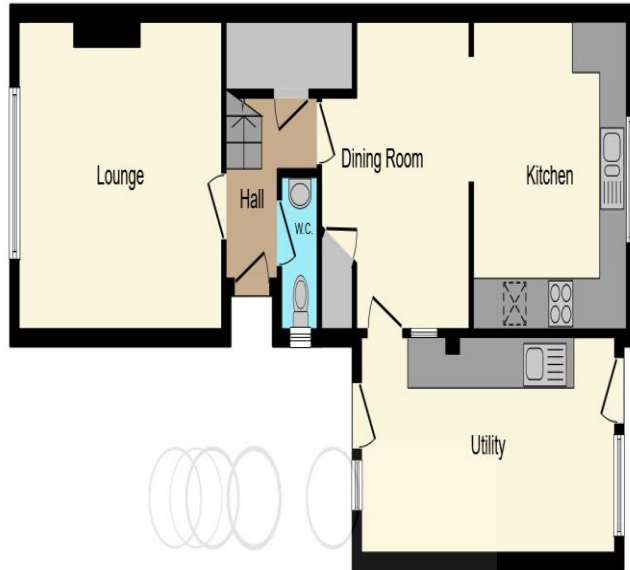
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Fox and Sons are pleased to present this two bedroom semi-detached home situated in the popular location of Woolston which is well known for its excellent School catchments. The property is in close proximity all local amenities, Woolston stations, local bus routes, transport links to the M27 and M3 and is within walking distance of Waterside Park close to Weston Shore.

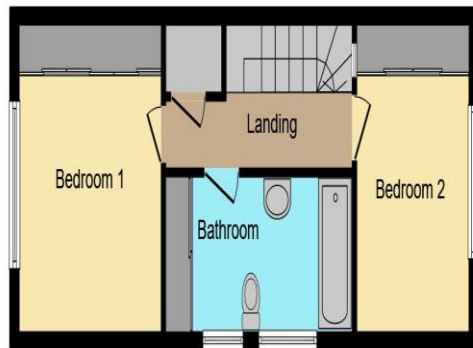
Features include: Entrance hall, lounge, dining room, kitchen, cloakroom, utility room, two double bedrooms, family bathroom, private rear garden and driveway providing off street parking!

**Contact us directly on  
02380446724.**





**Ground Floor**



**First Floor**

Total floor area 100.9 m<sup>2</sup> (1,086 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**

**Gazebo**

**Downstairs Wc**

**Electric Outbuilding**

**Lounge**

14' 11" x 11' 11" ( 4.55m x 3.63m )

**Dining Room**

10' 10" x 11' 11" ( 3.30m x 3.63m )

**Kitchen**

11' 2" x 12' ( 3.40m x 3.66m )

**Utility Room**

18' 8" x 8' 2" ( 5.69m x 2.49m )

**Landing**

**Bedroom 1**

11' 11" x 10' 5" ( 3.63m x 3.17m )

**Bedroom 2**

11' 11" x 8' 5" ( 3.63m x 2.57m )

**Bathroom**

welcome to

## 16 College Road, Southampton, SO19 9GE

- Two Bedroom Semi-detached Property
- Driveway
- Integrated Kitchen Appliances
- Downstairs Toilet
- Utility Room
- Out Building with Electric
- Must view internally!!

Tenure: Freehold EPC Rating: Awaited

# £300,000



**view this property online** [fox-and-sons.co.uk/Property/BIT111464](https://fox-and-sons.co.uk/Property/BIT111464)

Please note the marker reflects the postcode not the actual property



Property Ref:  
BIT111464 - 0003

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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
fox & sons



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