



Fern Road, Southampton SO19 9RD

welcome to

Fern Road, Southampton

MUST SEE!!

Situated within reach of Sholing train station, this home is perfect for those needing to commute or looking for easy access to the city centre. Boasting spacious rooms, a downstairs w/c, utility room and off-road parking for four cars, don't miss out on viewing this fantastic home!

Entrance Hall

Providing access to all rooms.

Cloakroom

Separate w/c, wash hand basin, double glazed window to rear, gas radiator.

Lounge

12' 9" x 9' 11" (3.89m x 3.02m)
Carpeted throughout, featured bay window, gas radiator.

Dining Room

12' 10" x 11' 2" (3.91m x 3.40m)
Understairs storage cupboard, oak flooring throughout, access through to kitchen, double glazed window to side, gas radiator.

Kitchen

14' 3" x 12' 1" (4.34m x 3.68m)
Freestanding fridge/freezer, dishwasher, tiled flooring throughout, French doors onto patio area, gas hob, electric oven, overhead extractor, double glazed window to side, generous worktop space.

Utility Room

5' 5" x 3' 9" (1.65m x 1.14m)
White goods, combination boiler, double glazed window to side.

Landing

Access to all rooms, carpeted throughout, gas radiator, access to loft, storage/airing cupboard.

Bedroom 1

12' 9" x 9' 11" (3.89m x 3.02m)
Carpeted throughout, freestanding wardrobe, double glazed windows to front.

Bedroom 2

11' 2" x 9' (3.40m x 2.74m)
Carpeted throughout, freestanding wardrobe, double glazed window to side, gas radiator.

Bedroom 3

10' x 9' (3.05m x 2.74m)
Built in wardrobes, double glazed windows to rear, carpeted throughout, gas radiator.

Shower Room

W/c, sink with storage, walk-in shower, laminate flooring, heated towel rail, double glazed window to side, extractor fan.

Loft Space

Part boarded, insulated, electrics, currently used for storage.

Rear Garden

Enclosed East facing rear garden with patio and lawn areas, side access, outside tap, workshop/storage shed.





Fox & Sons are delighted to welcome to the market this fantastic three bedroom semi-detached house, located conveniently next to Sholing train station, perfect for those needing to commute.

The property is presented nicely throughout, with a spacious living room, separate dining room and generously sized kitchen. Further benefits include a downstairs w/c and utility room, for added convenience.

Upstairs, there are three double bedrooms, all generously sized and filled with natural light. The family shower room is modern and functional with a walk-in shower.

At the front of the property, there is a driveway with off-road parking suitable for four cars. The East facing enclosed rear garden is generously sized and presented nicely. There is a workshop/shed at the end of the garden, perfect for those needing extra storage or a place for work or hobbies.



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Fern Road, Southampton

- Three Double Bedrooms
- Semi-Detached House
- Dining Room
- Downstairs W/c
- Utility Room

Tenure: Freehold EPC Rating: Awaited

£350,000



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Property Ref:
BIT112223 - 0003

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