



**Deacon Road, Southampton SO19 7PX**

**welcome to**

## **Deacon Road, Southampton**

VIEWING HIGHLY RECOMMENDED!

Don't miss out on this fantastic ground floor flat, featuring two generously sized bedrooms, newly fitted kitchen, modern bathroom with new flooring and a private rear garden. Located in the heart of Bitterne, contact us today to see what this home has to offer!

### **Entrance Hall**

Double glazed door to the front aspect, storage cupboard, radiator, fuse box housed in cupboard, carpeted, doors to;

### **Lounge**

11' 10" x 11' 9" ( 3.61m x 3.58m )

Double glazed window to the side aspect, carpeted, radiator, TV point.

### **Kitchen**

5' 4" x 12' 6" ( 1.63m x 3.81m )

Double glazed window to the rear aspect, double glazed door to the side aspect leading to the garden, wall and base cupboard units, work surfaces, sink and drainer, central heating boiler, washing machine, fridge/freezer, electric cooker, splash back tiles, opens onto living area;

### **Bedroom One**

11' 3" x 14' 3" ( 3.43m x 4.34m )

Double glazed bay window to the front aspect, radiator, carpeted.

### **Bedroom Two**

12' max x 11' 10" max ( 3.66m max x 3.61m max )

Double glazed bay window to the side aspect, carpeted, radiator.

### **Bathroom**

Double glazed window to the side aspect, bath with mixer taps and electric shower above, wash hand basin with cupboard below, w/c, heated towel rail, wall mounted cupboard, extractor fan, fully tiled walls.

### **Rear Garden**

Enclosed rear garden with a wooden fence and bushes on borders, laid turf and wooden shed.





**Fox and Sons are delighted to welcome to the market this two bedroom ground floor flat, situated in the heart of Bitterne. Step inside to discover a spacious lounge, which flows seamlessly into the newly fitted kitchen. Both bedrooms are generously sized with bay windows, flooding both rooms with plenty of natural light. The bathroom is modern and functional, benefiting from a bath with shower above.**



**Outside, the flat comes with an enclosed rear garden with laid turf and a wooden shed, perfect for those needing some extra storage space.**

**With local amenities, schools and parks just on your doorstep, don't miss out and see what this fantastic flat has to offer!**



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welcome to

## Deacon Road, Southampton

- Ground Floor Flat
- 14 ft x 11 ft Master Bedroom
- 12 ft x 11 ft Second Bedroom
- Low Maintenance Charges
- New Kitchen

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Apr 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£190,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
BIT112507 - 0006

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