



**Montgomery Road, Southampton SO18 4RX**



**welcome to**

## **Montgomery Road, Southampton**

BOOK TO VIEW!

Don't miss out on this two bedroom semi-detached house which comprises a lounge, kitchen/diner, family bathroom and front and rear gardens. Situated close to local amenities and schools, a viewing is highly recommended!

### **Entrance Hall**

Access to all rooms, laminate flooring, stairs leading to first floor.

### **Lounge**

12' 8" x 12' 3" ( 3.86m x 3.73m )

Double glazed window to the front aspect, laminate flooring, original fireplace, smooth ceilings, gas radiator, access to;

### **Kitchen**

15' 10" x 9' 11" ( 4.83m x 3.02m )

Wall and base cupboard units, freestanding fridge/freezer, space for white goods, electric oven, gas hob, overhead extractor, double glazed windows to the side and rear aspect, patio door leading to garden, breakfast bar and dining area, gas radiator.

### **Landing**

Access to all rooms, access to loft, double glazed window to the side aspect, carpet throughout, storage cupboard.

### **Bedroom One**

15' 9" x 10' ( 4.80m x 3.05m )

Laminate flooring, gas radiator, double glazed window to the front aspect.

### **Bedroom Two**

9' 10" x 9' 9" ( 3.00m x 2.97m )

Double glazed window to the rear aspect, laminate flooring throughout, built in storage, gas radiator.

### **Bathroom**

Low level w/c, wash hand basin, bath with overhead shower, tiled walls, heated towel rail, double glazed window to the rear aspect.

### **Front Garden**

Lawn and shrubbery with private path leading to access, side access.

### **Rear Garden**

Enclosed rear garden with slabbed area, outside tap, side access, steps up to stoned area, wooden shed for storage.





**Fox & Sons are pleased to bring to the market this two bedroom semi-detached house located on Montgomery Road. Tucked away in a residential neighbourhood, this home is located close to local amenities, schools and offers great access into Southampton City Centre.**

**On the ground floor you will find a spacious living room and a kitchen/diner, boasting plenty of natural light and space for appliances. Upstairs, there are two well-appointed bedrooms and a family bathroom.**

**Outside, the property continues to impress with front and rear gardens, ideal for those seeking outside space.**

**A viewing is highly recommended!**



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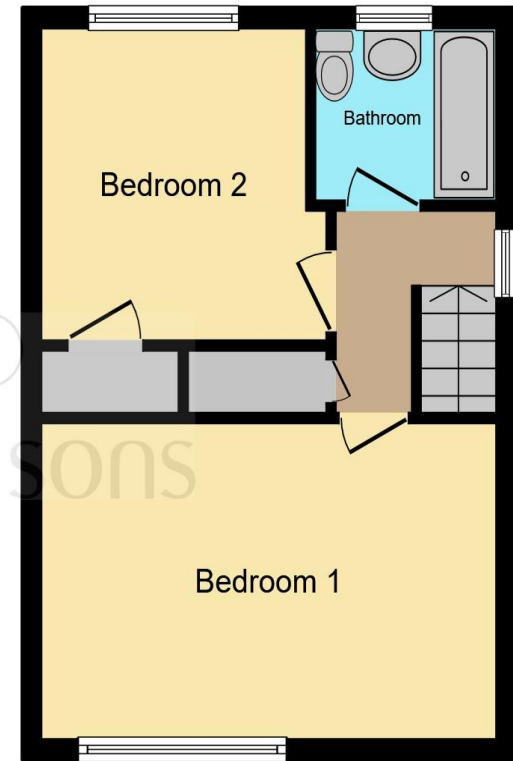
## Montgomery Road, Southampton

- Semi-Detached House
- Two Bedrooms
- Lounge
- Kitchen/Diner
- Family Bathroom

Tenure: Freehold EPC Rating: C  
Council Tax Band: B



Ground Floor



First Floor

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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