



**Laxton Close, Southampton SO19 9JA**

**welcome to**

## **Laxton Close, Southampton**

\* THREE BEDROOM END OF TERRACE HOUSE \* BEAUTIFULLY PRESENTED THROUGHOUT \* MODERN KITCHEN \* BATHROOM \* EN SUITE TO MASTER  
\* CORNER PLOT WITH FRONT AND REAR GARDENS \* ALLOCATED PARKING SPACE \*

### **Front Garden**

Private front garden with side access.

### **Entrance Hall**

Access to all rooms and first floor, storage cupboard, laminate flooring.

### **Cloakroom**

5' 4" x 4' ( 1.63m x 1.22m )  
Low level w/c, wash hand basin, double glazed window to the front aspect, gas radiator.

### **Lounge**

16' 5" x 14' 11" ( 5.00m x 4.55m )  
Laminate flooring throughout, under stairs storage, gas radiator, double glazed window to the rear aspect, double glazed patio doors to the rear aspect, leading to the garden.

### **Kitchen**

11' 5" x 7' 5" ( 3.48m x 2.26m )  
Wall and base cupboard units, electric oven, gas hob, overhead extractor, slimline dishwasher, washing machine, integrated fridge/freezer, sink and drainer, double glazed window to the front aspect.

### **Landing**

Access to all rooms, carpet throughout, loft hatch.

### **Bedroom One**

11' 10" x 10' 9" ( 3.61m x 3.28m )  
Double glazed window to the front aspect, carpet throughout, gas radiator, built in storage, leading to;

### **En Suite**

7' 6" x 4' 2" ( 2.29m x 1.27m )  
Shower cubicle, w/c, wash hand basin, gas radiator, double glazed window to the front aspect, extractor fan.

### **Bedroom Two**

11' 7" x 8' 10" ( 3.53m x 2.69m )  
Double glazed window to the rear aspect, carpet throughout, gas radiator.

### **Bedroom Three**

8' 11" x 7' 3" ( 2.72m x 2.21m )  
Double glazed window to the rear aspect, carpet throughout, gas radiator.

### **Bathroom**

Bath with overhead shower, partially tiled walls, w/c, wash hand basin, double glazed window to the side aspect, gas radiator.

### **Rear Garden**

Enclosed rear garden situated on a corner plot, patio area, laid to lawn, storage shed, side access.







**Welcome to this fantastic three bedroom end of terrace family home. The property has been beautifully presented throughout, perfect for someone looking for somewhere ready to move straight into.**

**Step inside and discover a spacious living room located at the rear of the property, with doors leading to the rear garden. The fitted kitchen is modern and boasts plenty of storage and space for appliances. There is the added bonus of a downstairs w/c.**

**Upstairs, this family home features three well-appointed bedrooms, with bedroom one boasting an en suite to master. There is a further bathroom serving all the remaining rooms.**

**Located on a desirable corner plot location, the rear garden is generous in size with laid to lawn and patio areas. There is an allocated parking space to the front of the property.**

**Laxton Close is ideally located with local amenities, schools and parks on your doorstep. A viewing is highly recommended!**

**Agents Note; Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.**



***view this property online*** [fox-and-sons.co.uk/Property/BIT112813](https://fox-and-sons.co.uk/Property/BIT112813)



welcome to

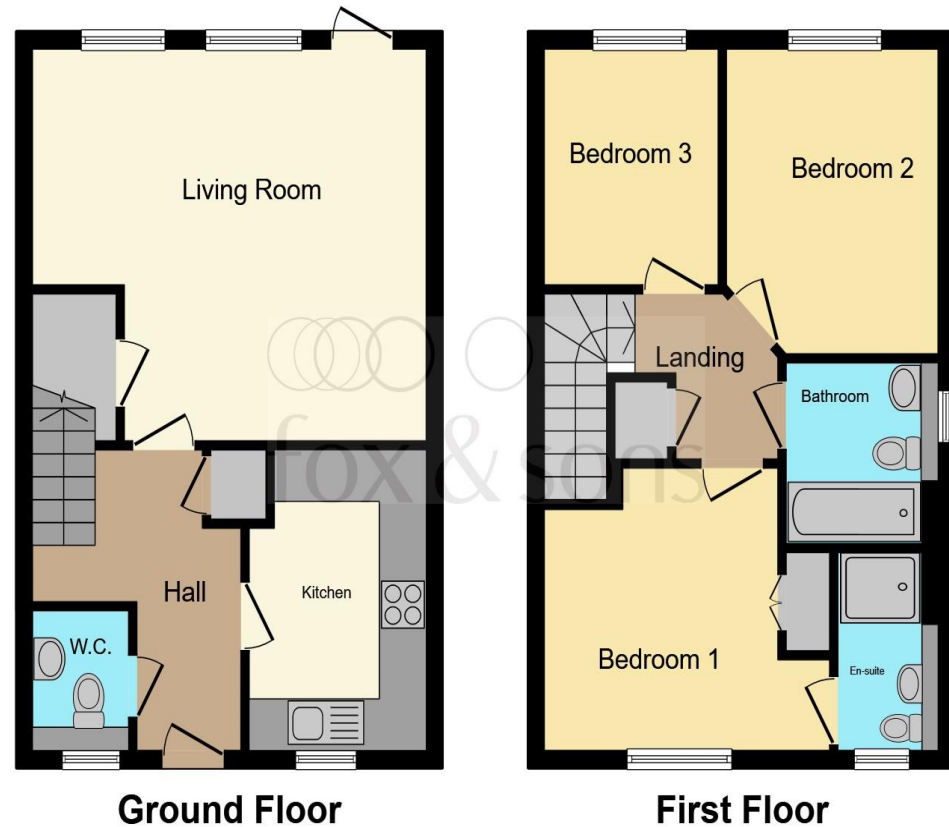
## Laxton Close, Southampton

- End of Terrace House
- Three Bedrooms
- Beautifully Presented and Modern Throughout
- En Suite to Master
- Corner Plot with Front and Rear Gardens

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

**£300,000**



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)

view this property online [fox-and-sons.co.uk/Property/BIT112813](http://fox-and-sons.co.uk/Property/BIT112813)



Property Ref:

BIT112813 - 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



**023 8044 6724**



[Bitterne@fox-and-sons.co.uk](mailto:Bitterne@fox-and-sons.co.uk)



390c Bitterne Road, Bitterne, SOUTHAMPTON,  
Hampshire, SO18 1BY



[fox-and-sons.co.uk](http://fox-and-sons.co.uk)