



Manor Farm Road, Southampton SO18 1NY

welcome to

Manor Farm Road, Southampton

* TWO BEDROOM DETACHED HOUSE * 23 ft LOUNGE * FITTED KITCHEN/DINER * UTILITY AND LAUNDRY ROOMS * DOWNSTAIRS W/C * UPSTAIRS SHOWER ROOM * STUDY * DRIVEWAY FOR TWO CARS * SOUTH FACING REAR GARDEN * CLOSE TO LOCAL SCHOOLS AND RIVERSIDE PARK *

Auctioneer's Comments

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Front Garden

Dropped kerb leading to driveway with parking for 2 cars.

Entrance Porch

Double glazed door to side aspect, double glazed windows to side and rear aspect, lights, carpeted, opens onto;

Entrance Hall

Stairs to first floor landing, radiator, carpeted, under stairs cupboard, storage cupboard, doors to;

Lounge

23' 4" x 15' 2" (7.11m x 4.62m)

Double glazed window to front and side aspect, TV point, electric fireplace, two radiators, telephone point, carpeted.

Utility Room

6' 10" x 4' 9" (2.08m x 1.45m)

Double glazed window to side aspect, base units, stainless steel sink and drainer, plumbing for washing machine, space for tumble dryer.

Study/Bedroom 3

7' 8" x 6' 11" (2.34m x 2.11m)

Double glazed window to side aspect, radiator, carpeted.

Kitchen/Breakfast Room

13' 8" x 9' 10" (4.17m x 3.00m)

Double glazed window to rear aspect, sliding door to side aspect, wall and base cupboard units, work surfaces, stainless steel sink and drainer, space for gas cooker, cooker hood above, plumbing for dishwasher, radiator, room for table, larger cupboard, doors to;

Side Porch

Single glazed window to side and front aspect, lights, electrics, door to garden.

Cloakroom

Wash hand basin, w/c, wall mirror, extractor fan, radiator, partially tiled.

Landing

Double glazed window to side aspect, carpeted, radiator, loft hatch, doors to;

Bedroom 1

11' 8" x 15' 2" (3.56m x 4.62m)

Double glazed window to front aspect, radiator, carpeted, TV point.





Bedroom 2

11' 2" x 11' 10" (3.40m x 3.61m)

Double glazed window to rear aspect, radiator, carpeted.

Shower Room

Double glazed window to rear, shower cubicle with electric shower, wash hand basin, w/c, heated towel rail, partially tiled.

Laundry Room

6' 6" x 5' 3" (1.98m x 1.60m)

Double glazed window to side aspect, boiler, base units, sink and drainer, splash back tiles.

Rear Garden

Enclosed rear garden with side access, laid patio area with room for table and chairs, laid turf, wooden shed and greenhouse.



Fox & Sons are delighted to welcome to the market this two bedroom detached house, situated in the sought after area of Bitterne Park. This home would make a great renovation project, perfect for those who would like to put their own stamp on a place.

The ground floor boasts a generous 23 ft lounge boasting plenty of natural light and space for a dining table and chairs. There is a generous fitted kitchen/diner, utility room and downstairs w/c.

Upstairs, there are two good-size double bedrooms, a family shower room and a separate room currently used as a second utility/laundry room.

To the front of the property there is a paved driveway, with enough parking for two cars. The rear garden is generous in size and South facing, with lawn and patios areas, a shed and greenhouse.

With Riverside Park, local schools and amenities on your doorstep, a viewing is highly recommended!



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Manor Farm Road, Southampton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached House
- Two Bedrooms

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

guide price

£300,000



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

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Property Ref:
BIT112297 - 0006

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