



200 Manor Road North, Southampton SO19 2EB

welcome to

Manor Road North, Southampton

Situated close to all local amenities **NO FORWARD CHAIN**** SEMI DETACHED HOUSE ** 3 BEDROOMS ** CLOAKROOM ** LOUNGE** DINING ROOM ** 2ND RECEPTION ROOM ** KITCHEN ** UTILITY AREA ** SHOWER ROOM ** BATHROOM ** OFF ROAD PARKING ** ENCLOSED REAR GARDEN **

Approach

Driveway providing off road parking leading to main front door entrance entering into:

Entrance Hall

Stairs to first floor landing, under stairs storage cupboard, laminate wood flooring, radiator, doors to:

Cloakroom

Double glazed window to front elevation, wash hand basin, low level wc, tiled floor, smooth finish to ceiling, tiling to principal areas. Doors to:

Lounge

12' 10" max x 11' 2" max (3.91m max x 3.40m max)
Double glazed bay window to front elevation, radiator,, fire place (currently closed), laminate wood flooring, textured and coved finish to ceiling.

Dining Room

10' 3" max x 8' 2" max (3.12m max x 2.49m max)
Double glazed patio doors to rear elevation, radiator, laminate wood flooring, textured and coved finish to veiling.

Second Reception Room

13' 4" max x 11' 1" max (4.06m max x 3.38m max)
Gas fire place, tv point, laminate wood flooring, open plan to dining room, textured and coved finish to ceiling.

Kitchen

18' 6" max x 6' 8" max (5.64m max x 2.03m max)
Double glazed window to rear elevation, fitted with a range of eye and base level units with sink and drainer and work top surface over, electric oven and hob with cooker hood over, space and plumbing for washing machine and dishwasher, pace for fridge/freezer, radiator, laminate wood flooring, tiling to principal areas.

Utility Area

11' 3" x 4' 4" (3.43m x 1.32m)
Door to shower room and garden, 2 taps, tiled flooring, shelving.

Shower Room

Shower cubicle, wash hand basin, low level wc, fully tiled, tiled floor.

First Floor Landing

Double glazed window to side elevation, radiator, access to loft space, doors to:

Bedroom 1

12' 8" max x 11' 1" incl wardrobes (3.86m max x 3.38m incl wardrobes)
Double glazed bay window to front elevation, built in wardrobes, laminate wood flooring, radiator, textured and coved finish to ceiling.

Bedroom 2

13' 4" max x 11' 1" max (4.06m max x 3.38m max)
Double glazed window to rear elevation, radiator, airing cupboard, laminate wood flooring, smooth and coved finish to ceiling.

Bedroom 3

Double glazed window to rear elevation, radiator, laminate wood flooring, smooth and coved finish to ceiling.

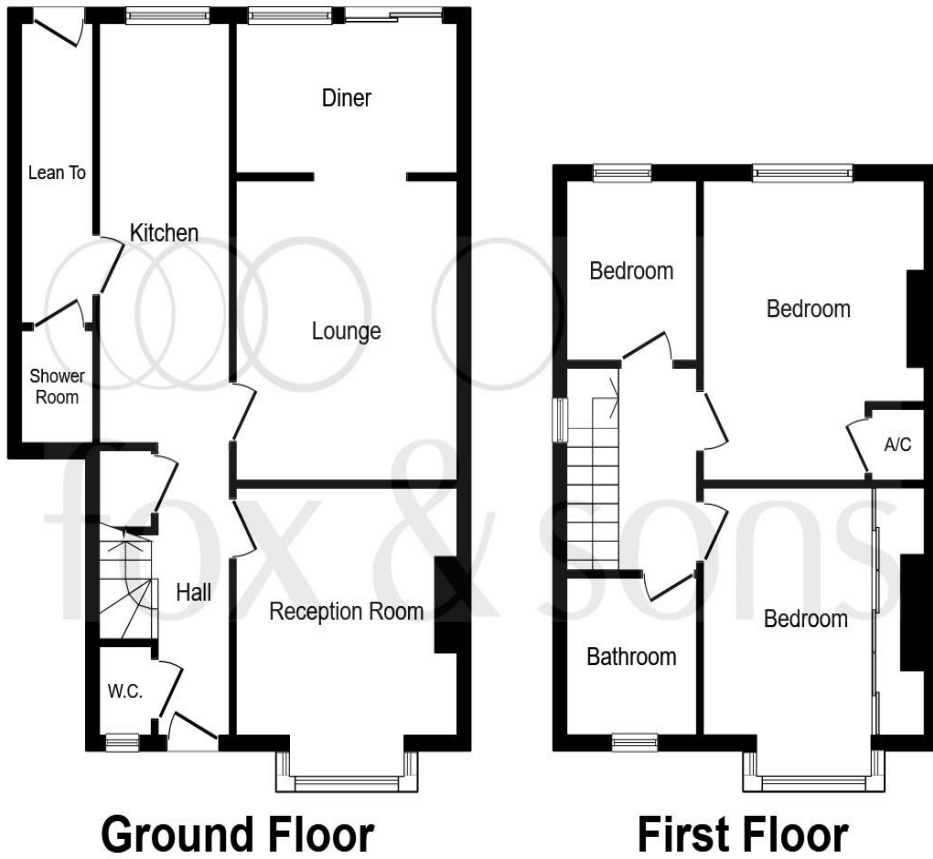
Bathroom

7' 2" x 6' 8" (2.18m x 2.03m)
Double glazed window to front elevation, panel enclose bath with shower over, vanity wash hand basin, low level wc, tiling to principal area, heated towel rail, smooth finish to ceiling, tiled floor.

Outside

Driveway providing off road parking for two cars to the front of the property with shingle area, fence and wall enclosed either side.

The rear garden is mainly laid to law with pathway to workshop, fence panel enclosed and rear access.



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). Plan produced for Fox & Sons Powered by www.focalagent.com

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**Manor Road North,
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- SEMI DETACHED HOUSE
- 3 BEDROOMS
- CLOAKROOM
- TWO RECEPTION ROOMS
- KITCHEN - UTILITY AREA

Tenure: Freehold EPC Rating: E

offers in the region of

£250,000



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