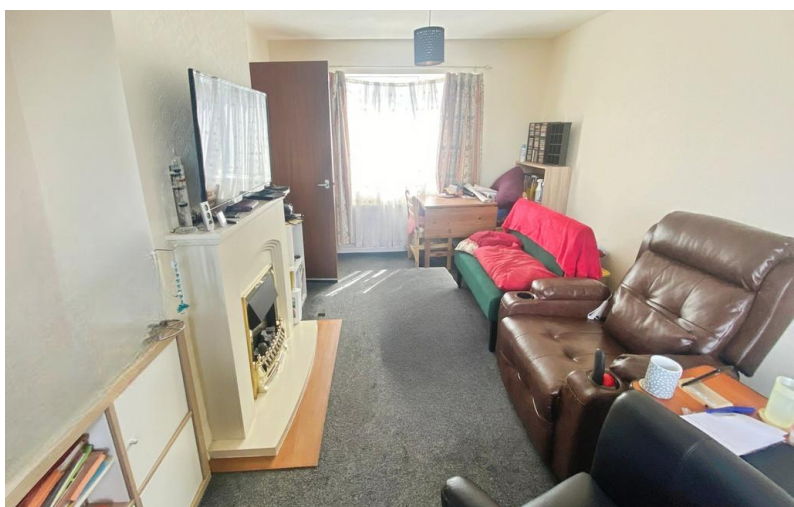


FOR SALE



Coxford Road

2 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £235,000



Coxford Road

2 Bedrooms, 1 Bathroom

Asking Price Of £235,000

- Two double bedrooms
- Large windows with garden view
- Utility Room
- Freehold
- Private Treaty

For Sale:

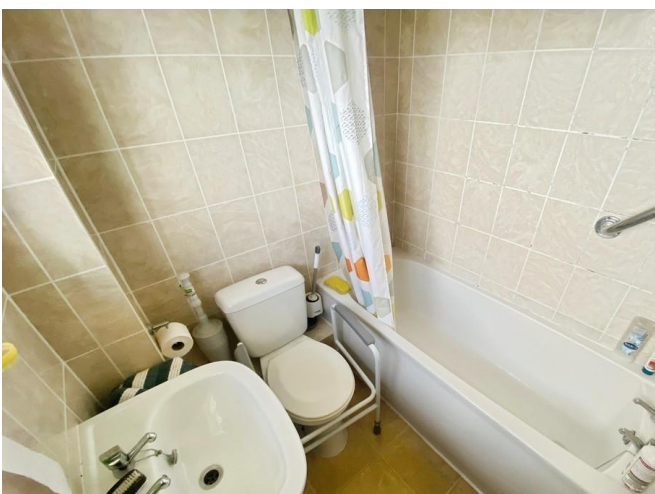
A charming terraced house in a highly sought-after location, offering a delightful mix of comfort, convenience, and potential. This property is ideally suited for first-time buyers or investors, and presents a fantastic opportunity to acquire a neutrally decorated home within close proximity to local amenities and public transport links.

The property features two generously sized double bedrooms, making it a perfect choice for small families or couples. The house offers a cosy reception room that benefits from large windows, allowing natural light to flood in and providing a beautiful view of the mature rear garden. The room also features a charming fireplace with an electric fire, adding to the overall ambience and comfort of the space.

The kitchen, another highlight of the property, boasts a built-in larder cupboard and a utility room. The natural light streaming in makes it a bright and inviting space for cooking. Alongside this, the house accommodates one bathroom and is rated 'C' for energy performance, reflecting its commitment to energy efficiency.

An additional advantage is the availability of off-street parking. There is an off road residents parking lot 50 or so metres along from the property on the same side of the road, which accommodates 12 or so cars. This has proved useful over the years when visiting the property as spaces have always been available. Worth noting is the proximity to Southampton General Hospital, making this location particularly convenient for healthcare professionals.

Finally, the house resides within council tax band 'B', offering reasonable rates for new homeowners. In summation, this property provides an excellent opportunity for those looking to step onto the property





ladder or invest in a promising location.

Tenure: Freehold

Dimensions:

HALL 2.24m width

LOUNGE - DUAL ASPECT 5.05m x 3.16m.

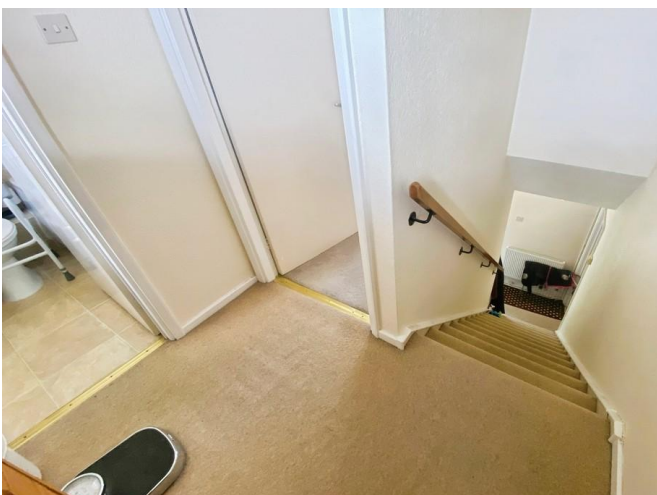
KITCHEN - REAR ASPECT 3.37m x 2.31m.

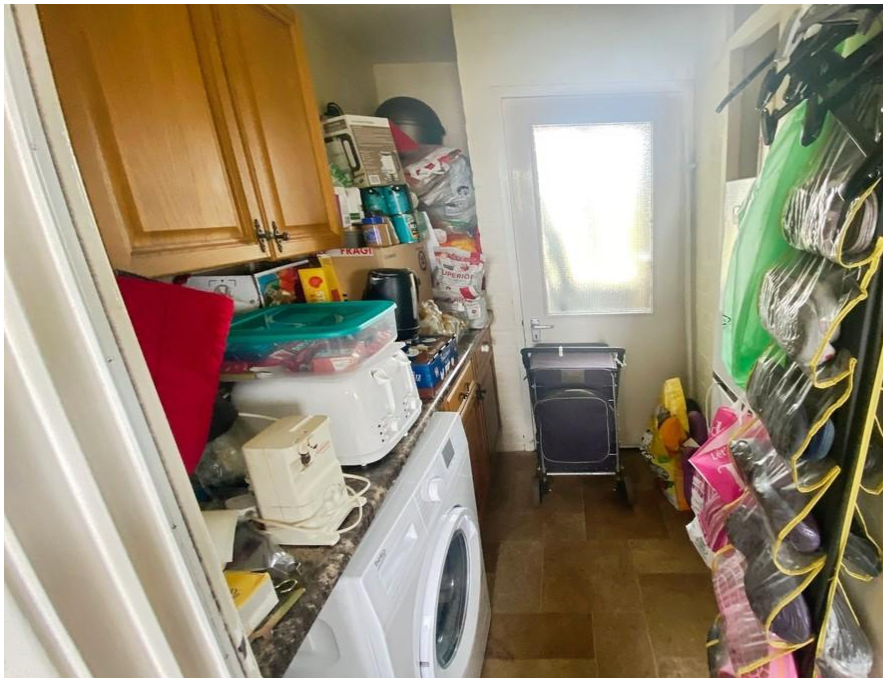
Utility Rm - 2.16m x 1.57m

BEDROOM 1 - DUAL ASPECT 4.93m x 3.27m.

BATHROOM - REAR ASPECT 1.94m x 1.68m

BEDROOM 2 - FRONT ASPECT 3.42m x 2.6m.

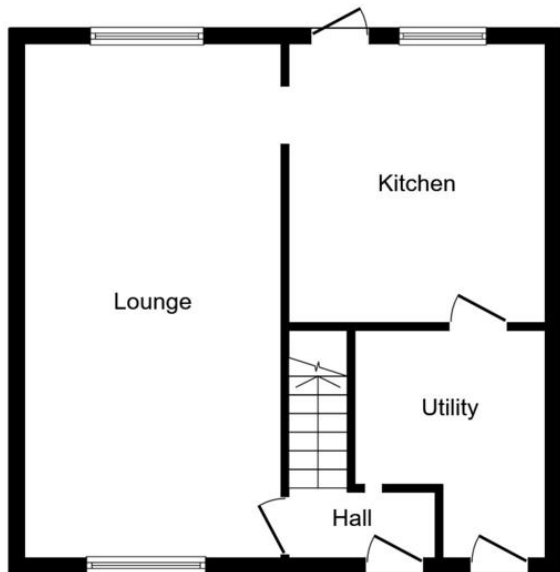




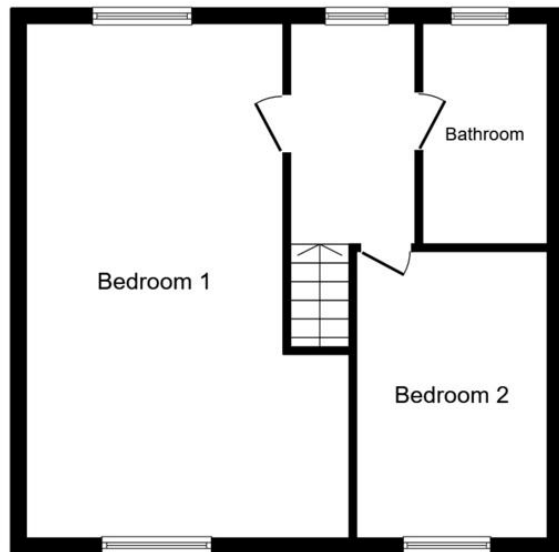
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Not energy efficient - higher running costs	
England, Scotland & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	





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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.