



**Connells**

Mercury Close  
Southampton



## Property Description

Beautifully presented two bedroom family home, ideally located in the popular area of Lordshill. This well maintained property offers two generous double bedrooms along with a bright and inviting living space, perfect for modern family living. The home further benefits from a modern fitted kitchen and a stylish bathroom, both finished to a good standard. Externally, there is an enclosed rear garden providing a private outdoor space, along with resident parking. Conveniently situated close to local amenities, schools and transport links, this property is an ideal first-time purchase or investment opportunity.

## Hallway

Double glazed window to front, understairs cupboard and two further storage cupboards, one housing combi boiler, radiator and tiled flooring.

## Lounge

18' 2" x 13' 7" ( 5.54m x 4.14m )

Double glazed window to rear, double glazed patio doors to garden, two radiators, T.V point, telephone point

## Kitchen

12' 11" x 8' 4" ( 3.94m x 2.54m )

Fitted kitchen with selection of wall and base units, work surfaces with inset sink/drain, double glazed window to front, localised tiling, cooker point, plumbing for washing machine, space for fridge/freezer, space for dryer and space for dish washer.

## Stairs To First Floor/Landing

Double glazed window to front and airing cupboard.

## Bedroom One

16' 2" x 8' 6" ( 4.93m x 2.59m )

Double glazed window to rear, radiator, T.V point and loft access.

## Bedroom Two

13' x 9' 4" ( 3.96m x 2.84m )

Double glazed window to rear, radiator.

## Bathroom

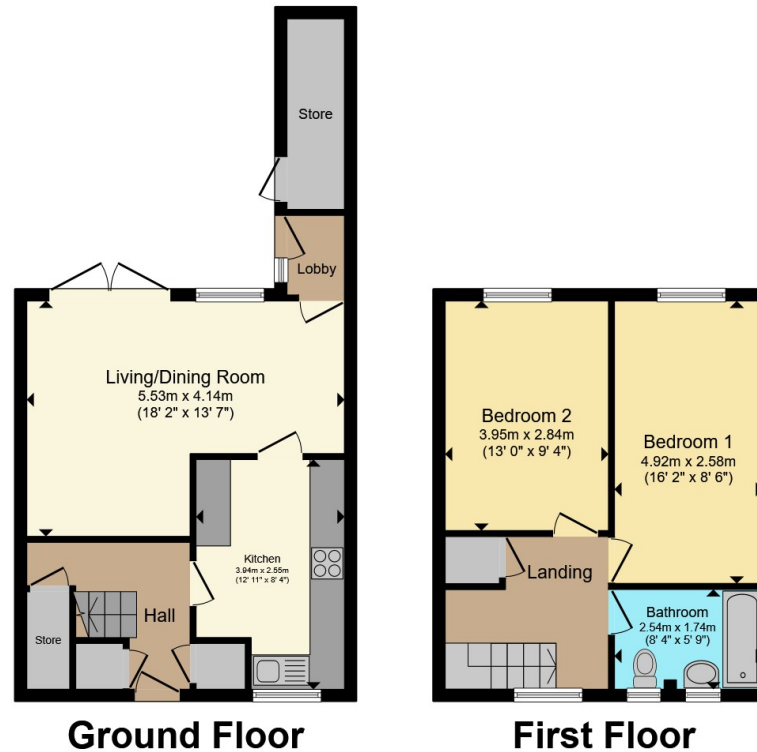
8' 4" x 5' 9" ( 2.54m x 1.75m )

Two double glazed windows to front, radiator, bath with mixer taps and hand-held shower over, wash hand basin, low level W.C, localised tiling









Total floor area 79.5 m<sup>2</sup> (856 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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