





Dragoon Close, Southampton SO19 1SH

fox & sons

welcome to

Dragoon Close, Southampton

* TERRACED HOUSE * TWO DOUBLE BEDROOMS * MODERN KITCHEN * CONSERVATORY * FAMILY BATHROOM * FRONT & REAR GARDENS * ALLOCATED PARKING SPACE * CLOSE TO LOCAL AMENITIES * GREAT LOCATION *

Entrance Porch
Double glazed door to the front aspect.

Entrance Hall
Door to the front aspect, laminate flooring, doors to;

Lounge
16' 6" x 11' 10" (5.03m x 3.61m)
Double glazed window to the rear aspect, double glazed door to conservatory, TV point, radiator, carpets, stairs to landing.



Kitchen
11' 11" x 8' 8" (3.63m x 2.64m)
Double glazed window to the rear aspect, built in cupboard, wall and base cupboard units, work surfaces, built in oven and hob with cookerhood above, space for fridge/freezer, laminate flooring, plumbing for washing machine.

Conservatory
11' 11" x 6' 7" (3.63m x 2.01m)
Double glazed windows to the side and rear aspect, double glazed door to the rear aspect.



Bedroom One
9' 10" x 9' 1" (3.00m x 2.77m)
Double glazed window to the front aspect, radiator, carpets.

Bedroom Two
11' 11" x 9' 9" (3.63m x 2.97m)
Double glazed window to the rear aspect, radiator, carpets.

Bathroom
Bath with shower above, wash hand basin with cupboard below, w/c, heated towel rail.



A well-presented two-bedroom terraced home situated in the popular residential area of Sholing, offering an ideal opportunity for first-time buyers, young families, or investors. Conveniently located close to local amenities, well-regarded schools, and a variety of green spaces, the property enjoys a family-friendly setting.

The accommodation comprises a modern fitted kitchen to the front of the property, while to the rear is a spacious lounge leading through to a conservatory, providing additional living and entertaining space. Upstairs, there are two generously sized double bedrooms and a contemporary family bathroom.



Externally, the property benefits from both front and rear gardens and an allocated parking space, completing this attractive home in a sought-after location.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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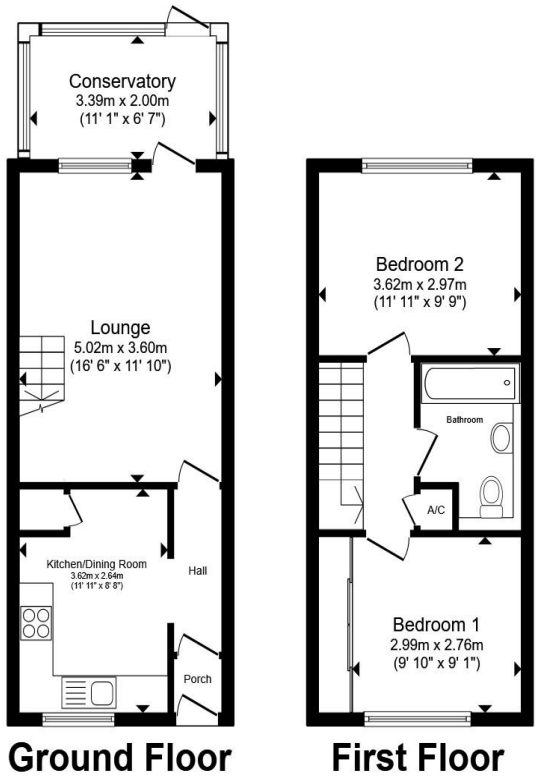
Dragoon Close, Southampton

- Terraced House
- Two Double Bedrooms
- Conservatory
- Modern Kitchen
- Family Bathroom

Tenure: Leasehold EPC Rating: D
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: 15.00
This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1975. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£240,000



Total floor area 70.2 m² (756 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

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The Property Ombudsman

Property Ref:
BIT113373 - 0002

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

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