



fieldpalmer
ESTATE AGENTS

Bitterne
023 8042 2600



**3 Cypress Avenue, Merryoak, Southampton,
Hampshire, SO19 7LD**

£290,000 Freehold

Welcome to Cypress Avenue! This three bedroom semi detached house would be ideal for a first time buyer and is situated in a popular location of Merryoak. When entering the property, you are welcomed with an entrance with under floor heating that leads you into the kitchen with ample storage. The lounge has a large window to the front aspect, flooding the room with natural light. The dining area has french doors leading in to the rear garden. Upstairs are three well proportioned bedrooms and a modern three piece suite bathroom. Other benefits include gas central heating and a front and rear garden. Call us now to book your viewing!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

3 Cypress Avenue, Merryoak, Southampton, Hampshire, SO19 7LD

£290,000 Freehold

Approach

Fence enclosed front garden, laid to lawn, pathway to front door.

Entrance Hall

Smooth ceiling, double glazed obscured window to front, stairs rising to first floor, underfloor heating, door to:

Lounge

10' 2" (3.10m) x 13' 11" (4.24m)::

Smooth ceiling, double glazed window to front, radiator, opening to:

Dining Room

9' (2.74m) x 9' 11" (3.02m)::

Smooth ceiling, double glazed French doors to rear leading into garden, radiator, opening to:

Kitchen

10' 3" (3.12m) x 10' 6" (3.20m)::

Smooth ceiling, double glazed window to rear, a range of wall, base and drawer units with work surface over, sink and drainer inset, breakfast bar, space for appliances, under floor heating, door to:

Utility Room/Cloakroom

Smooth ceiling, double glazed door and double glazed obscured window to side, shower cubicle with mains fed shower over and additional rainfall shower head, WC, wash hand basin and wall-mounted boiler, space for washing machine and tumble dryer, ladder towel rail, under floor heating.

Landing

Smooth ceiling, hatch providing access to loft space, storage cupboard, radiator, door to:

Master Bedroom

10' 3" (3.12m) x 12' 9" (3.89m)::

Smooth ceiling, double glazed window to rear, built-in wardrobe, radiator.

Bedroom Two

10' 2" (3.10m) x 10' 8" (3.25m)::

Smooth ceiling, double glazed window to front, radiator.

Bedroom Three

6' 11" (2.11m) reducing to 4' 7" (1.40m) x 9' 11" (3.02m) reducing 6' 9" (2.06m)::

Smooth ceiling, double glazed window to front, built-in cupboard, radiator.

Bathroom

Smooth ceiling, double glazed obscured window to rear, panel enclosed bath with shower attachment, WC, wash hand basin, underfloor heating, radiator.

Garden

Fence enclosed rear garden, mainly laid to lawn, shed, side access, outside tap.

Services

Mains gas, water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Field Palmer.

Council Tax Band

Band B

Sellers Position

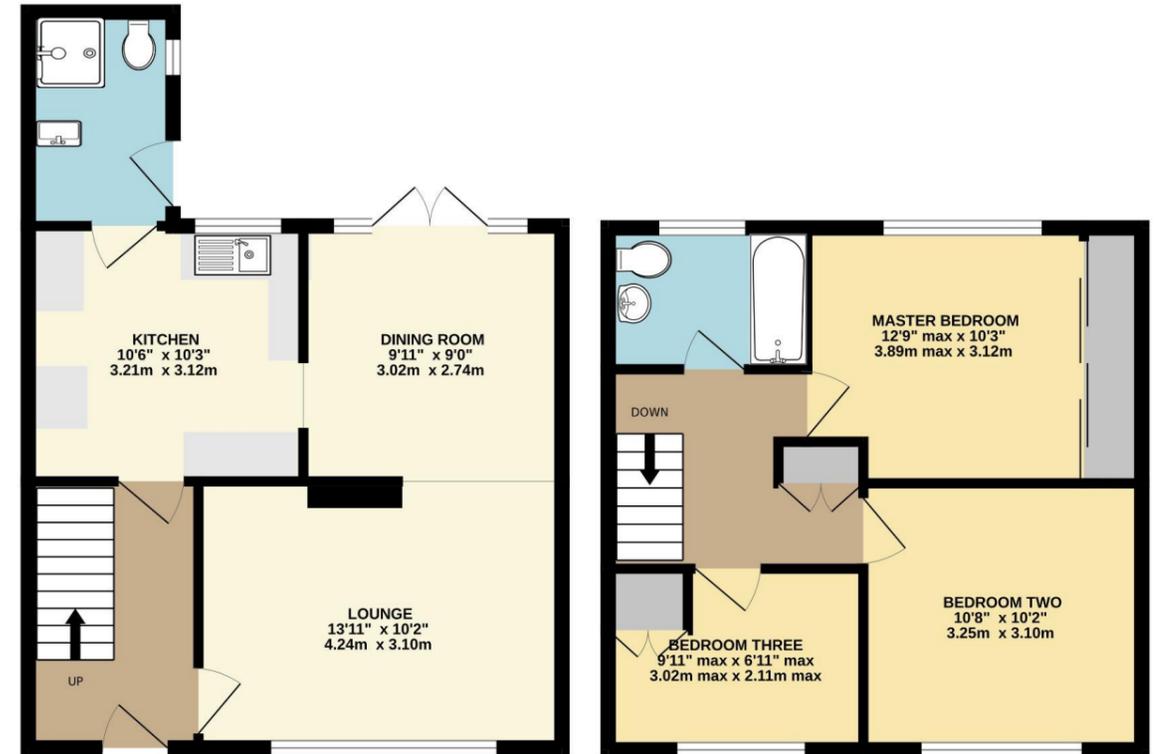
Buying On

Offer Check Procedure

If you are considering making an offer for this property and require a mortgage, our clients will require confirmation of your status. We have therefore adopted an Offer Check Procedure which involves our Financial Advisor verifying your position.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Shirley
SO15 3JD

023 8078 0787

Woolston

24 Portsmouth Road
Woolston
SO19 9AB

023 8039 3255

Auction Department

62 High Street
West End
SO30 3DT

023 8047 4274

Lettings & Block Management

2-4 New Road
Southampton
SO14 0AA

023 8071 0402

Do you need an Energy Performance Certificate?

Field Palmer are able to offer EPC services across Hampshire and the south of England.

We can offer mortgage advice

Want to get the best mortgage, but don't know which one is right for you? We can advise you on discounted, fixed rate, tracker, offset, buy to let, non status, re-mortgage and more.

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