



Magnolia Road, Southampton SO19 7LN

welcome to

Magnolia Road, Southampton

* THREE BEDROOM TERRACED HOUSE * FITTED KITCHEN * DOWNSTAIRS BATHROOM & SEPARATE W/C * REAR GARDEN * OFF-ROAD PARKING * GREAT LOCATION * NO ONWARD CHAIN *

Front

Dropped kerb leading to off-road parking, path leading to access.

Cloakroom

Low level w/c, wash hand basin, double glazed window to the rear aspect.

Lounge

15' narrowing to x 11' 11" (4.57m narrowing to x 3.63m)
Laminate flooring, gas radiator, double glazed window to the front aspect, access to;

Kitchen

7' 7" x 7' 1" (2.31m x 2.16m)
Wall and base cupboard units, range cooker, electric hob, splash back tiles, double glazed window to the rear aspect, double glazed door leading to garden.

Landing

Access to all rooms, leading to;

Bedroom One

11' 6" x 11' 2" (3.51m x 3.40m)
Double glazed window to the front aspect, gas radiator, carpet throughout, walk-in wardrobe.

Bedroom Two

12' 2" x 7' 2" (3.71m x 2.18m)
Double glazed window to the rear aspect, gas radiator, carpet throughout.

Bedroom Three

8' 7" x 7' 4" (2.62m x 2.24m)
Double glazed window to the rear aspect, carpet throughout, gas radiator.

Bathroom

Bath with overhead shower, wash hand basin, low level w/c, heated towel rail, tiled walls.

Rear Garden

Patio area for seating, laid to lawn, wooden shed, rear access.





Situated in a great location, this three bedroom terraced house offers a fantastic opportunity for buyers looking to put their own stamp on a property. Available with no onward chain, it presents an ideal renovation project with plenty of scope to add value.

The ground floor comprises a spacious lounge, along with a fitted kitchen offering good potential for modernisation. There is also a downstairs bathroom and a separate w/c, adding convenience and flexibility for busy households. Upstairs, the property features three bedrooms, offering ample space for family living, guests, or a home office setup.

Externally, the home benefits from a rear garden, perfect for outdoor enjoyment or landscaping projects, as well as off-road parking, providing practical everyday convenience.

Located close to local amenities, schools, and transport links, this property combines a desirable setting with exciting potential. Viewing is highly recommended to fully appreciate the opportunity on offer.



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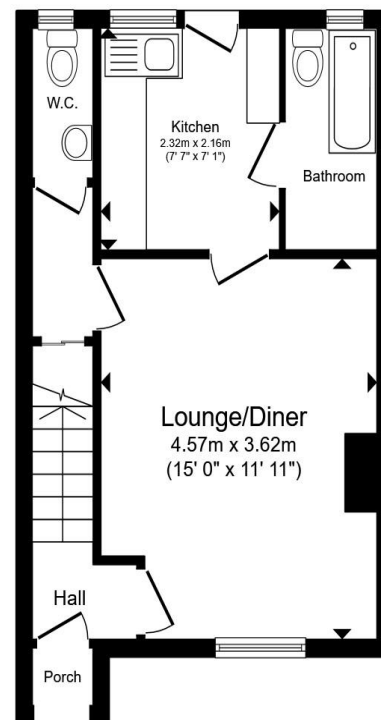
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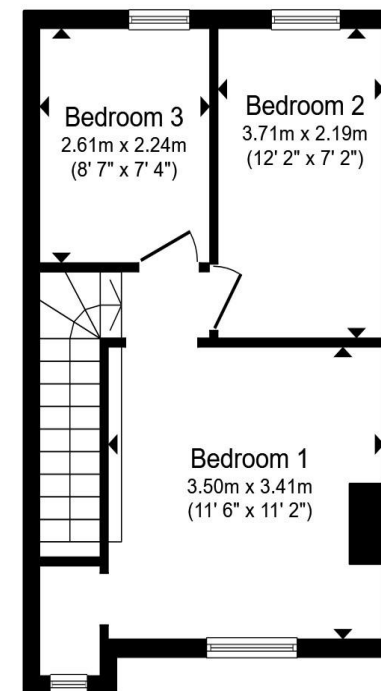
- Terraced House
- Three Bedrooms
- Downstairs Bathroom with Separate W/c
- Fitted Kitchen
- Off-Road Parking

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£250,000



Ground Floor



First Floor

Total floor area 66.6 m² (717 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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Property Ref:
BIT113311 - 0002

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