



Connells

Mercury Close
Southampton

Mercury Close Southampton SO16 8BH

for sale offers over
£240,000



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.

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.

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

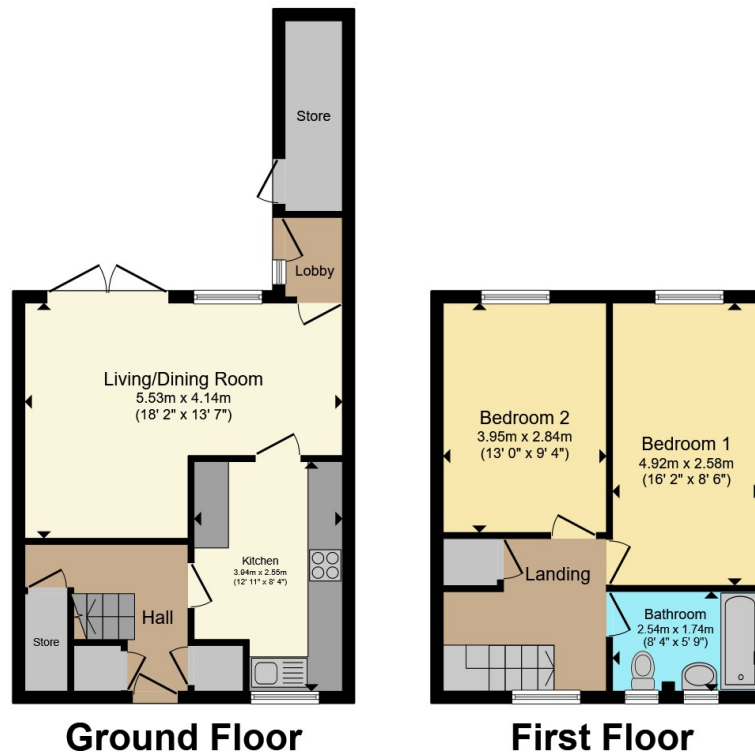
8' 4" x 5' 9" (2.54m x 1.75m)

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 m² (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

Connells

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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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