



**Mountain Ash Close, Southampton SO18 5SH**

**welcome to**

## **Mountain Ash Close, Southampton**

\* THREE BEDROOM SEMI-DETACHED HOUSE \* SPACIOUS LOUNGE/DINING ROOM \* MODERN FITTED KITCHEN & BATHROOM \* WELL-MAINTAINED REAR GARDEN \* DRIVEWAY \* GREAT FAMILY HOME \* CLOSE TO LOCAL AMENITIES & SCHOOLS \*

### **Front Garden**

Paved driveway with parking for one car, stoned front garden with access to garage and stairs leading to property.

### **Entrance Hall**

Access to all rooms, stairs to first floor, gas radiator.

### **Lounge/Diner**

23' 7" x 9' 5" ( 7.19m x 2.87m )

Double glazed window to the front aspect, two gas radiators, double glazed window to the rear aspect, double doors leading to garden, open plan leading to;

### **Kitchen**

8' 6" x 7' 9" ( 2.59m x 2.36m )

Double glazed window to the rear aspect, double glazed door leading to the rear garden, wall and base cupboard units, integrated oven and hob with extractor, integrated fridge/freezer, plumbing for washing machine, sink and drainer.

### **Bedroom One**

11' 11" x 8' 4" ( 3.63m x 2.54m )

Double glazed window to the front aspect, gas radiator, carpet throughout.

### **Bedroom Two**

11' 5" x 8' 4" ( 3.48m x 2.54m )

Double glazed window to the rear aspect, gas radiator, built in wardrobe.

### **Bedroom Three**

7' 3" x 5' 8" ( 2.21m x 1.73m )

Double glazed window to the rear aspect, carpet throughout, gas radiator.

### **Bathroom**

Bath with overhead shower, double glazed window to the rear aspect, heated towel rail, low level w/c, wash hand basin, overhead extractor.

### **Rear Garden**

Beautifully presented rear garden with decked seating area, access to garage and stoned area.

### **Garage**

16' 11" x 7' 8" ( 5.16m x 2.34m )





**Fox & Sons are delighted to welcome to the market this beautifully presented three bedroom semi-detached house, conveniently located close to local amenities and well-regarded schools.**

**The ground floor features a spacious and welcoming lounge/dining room, flooded with natural light and benefiting from doors that open directly onto the rear garden. The bright, modern fitted kitchen provides ample storage and workspace, completing the ground floor.**

**Upstairs, the property offers three well-proportioned bedrooms, alongside a contemporary family bathroom finished to a modern standard.**

**Outside, the generous rear garden is well maintained and provides an excellent space for children, outdoor dining, or relaxing. To the front of the property is a private driveway, offering off-road parking for one car.**

**This well-presented home combines comfortable living space with a convenient location, making it an excellent choice for families and first-time buyers alike.**



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## Mountain Ash Close, Southampton

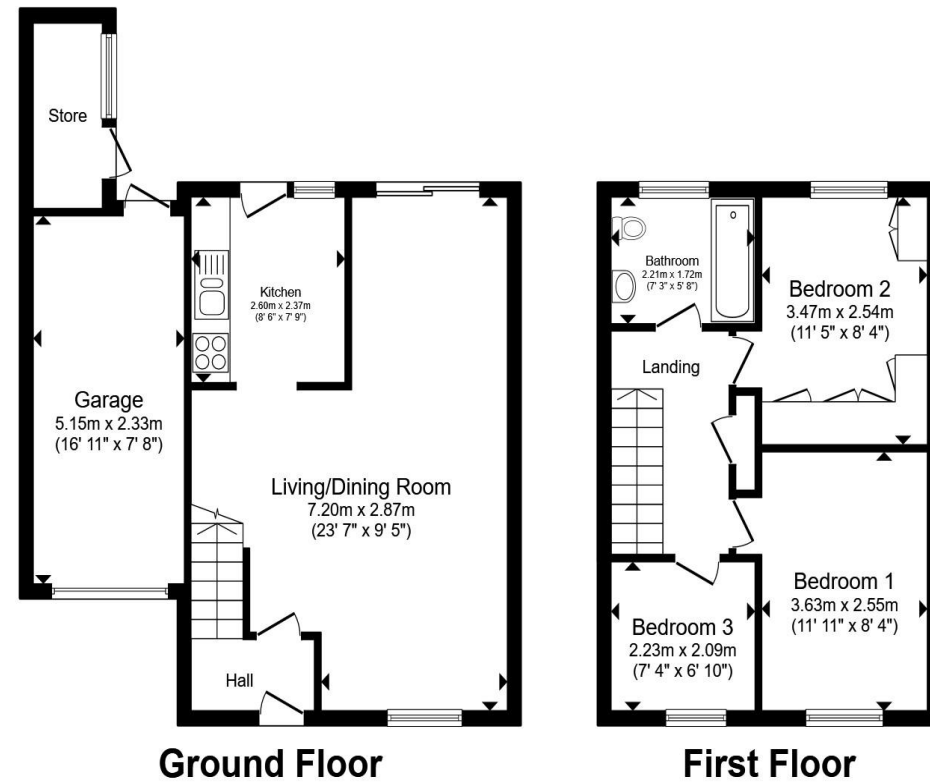
- Semi-Detached House
- Three Bedrooms
- Well-Maintained Rear Garden
- Spacious Lounge/Dining Room
- Modern Fitted Kitchen & Bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

**£300,000**



Total floor area 85.5 m<sup>2</sup> (921 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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Property Ref:  
BIT113210 - 0004

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