



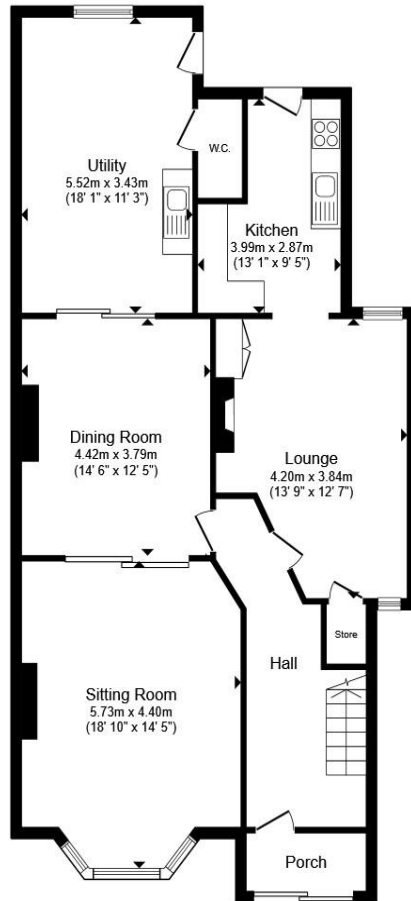
Janson Road, Southampton SO15 5FU

welcome to

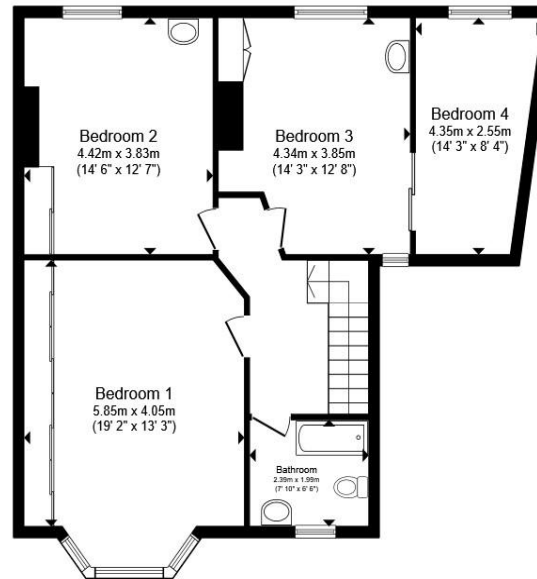
Janson Road, Southampton

Situated on the sought-after Janson Road, this substantial four-bedroom detached family home presents a fantastic opportunity for buyers looking to modernise and create a property tailored to their own tastes and requirements. It offers generous and versatile accommodation throughout.





Ground Floor



First Floor

Total floor area 184.0 m² (1,980 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



Porch

Hall

Sitting Room

18' 10" max into bay x 14' 5" max (5.74m max into bay x 4.39m max)

Dining Room

14' 6" x 12' 5" max (4.42m x 3.78m max)

Lounge

13' 9" max x 12' 7" max (4.19m max x 3.84m max)

Utility

18' 1" x 11' 3" (5.51m x 3.43m)

W.C.

Kitchen

13' 1" max x 9' 5" max (3.99m max x 2.87m max)

Landing

Bedroom 1

19' 2" excl bay x 13' 3" max (5.84m excl bay x 4.04m max)

Bedroom 2

14' 6" x 12' 7" max into alcove (4.42m x 3.84m max into alcove)

Bedroom 3

14' 3" max x 12' 8" max (4.34m max x 3.86m max)

Bedroom 4

welcome to

Janson Road, Southampton

- No onward chain
- Excellent opportunity to modernise and add value
- Kitchen with wall and base units, oven and gas hob
- Four well-proportioned bedrooms
- Generous utility room with downstairs WC

Tenure: Freehold EPC Rating: E
Council Tax Band: E

£525,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SOU113318



Property Ref:
SOU113318 - 0003

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



fox & sons



02380 225155



Southampton@fox-and-sons.co.uk



32 - 34 London Road, SOUTHAMPTON,
Hampshire, SO15 2AG



fox-and-sons.co.uk