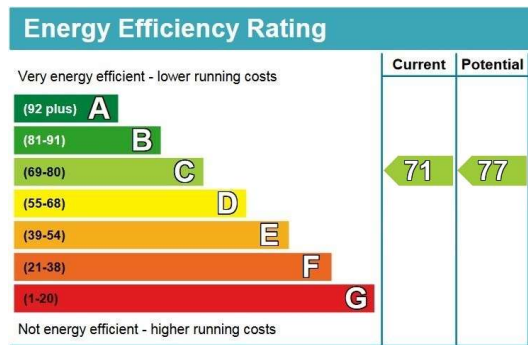




Pearsons Southern Ltd believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.



ESTABLISHED 1900

023 8023 3288

www.pearsons.com



12 Magnolia Road, Southampton, Hampshire, SO19 7LH

2 bedrooms O.I.E.O: £250,000 Freehold

DESCRIPTION

Two bedroom semi-detached property located in a favoured residential district of Southampton, which offers easy access in and out of the city. Internally, the property briefly comprises of a living room. Fitted kitchen with dining area. Conservatory with doors opening onto the garden. The first floor offers two good-sized bedrooms as well as a four piece bathroom suite. The rear garden is of good sized, mainly laid to lawn. To the front is off road parking for one car and lean to large storage shed. Double glazed and gas central heating. Please call to arrange a viewing.

LOCATION

Magnolia Road is within the Merry Oak area of Southampton, which lies just to the east of Southampton City. There are good road connections providing access to and from the city, as well as the motorway via junction 7 of the M27. Close to local schools and Itchen College. There is a choice of shopping facilities available at Bitterne Centre, including supermarkets, day-to-day shopping facilities, and other high-street outlets.

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ENTRANCE HALL

Carpeted flooring, door to living room, stairs to first floor.

LIVING ROOM 13' 3" (4.03m) x 12' 2" (3.71m):

Laminate flooring, Double-glazed window. Radiator. Smooth walls and ceiling.

KITCHEN/DINING ROOM 16' 1" (4.91m) x 8' 2" (2.48m):

Tiled flooring and splashbacks. Double glazed window and doors opening onto the conservatory. A range of wall and base units with worktop over. Space for oven, washing machine, dishwasher and fridge/freezer. Sink with mixer tap.

CONSERVATORY 16' 1" (4.91m) x 8' 2" (2.48m):

Double-glazed windows and doors opening onto the garden. Electric points.

FIRST FLOOR LANDING

Doors to all rooms, Carpeted flooring, Double glazed window to side aspect. Loft access

BEDROOM ONE 12' 2" (3.71m) x 10' 08" (3.26m):

Carpeted flooring, double glazed window to front aspect. Smooth walls and ceiling. Radiator. Built in wardrobes and cupboard.

BEDROOM TWO 11' 2" (3.41m) x 8' 2" (2.50m):

Carpeted flooring, Double glazed window to rear aspect. Smooth walls and ceiling. Radiator..

BATHROOM

Tiled walls and flooring, panelled corner bath with mixer tap and Low level W.C. Concealed unit. Wall mounted sink. Corner shower cubicle. Double glazed obscure window to rear.

OUTSIDE

To the front of the property off road parking for one car. Mature shrubs and small lawn area. Large lean to shed with access to the rear garden.

The rear garden is mainly laid to lawn.

COUNCIL TAX

Southampton City Council

BAND: C

CHARGE: £2,116.87

YEAR: 2026/2027

REFERENCE

S8876/BP/130426/D2

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 Pearsons.

VIEWING

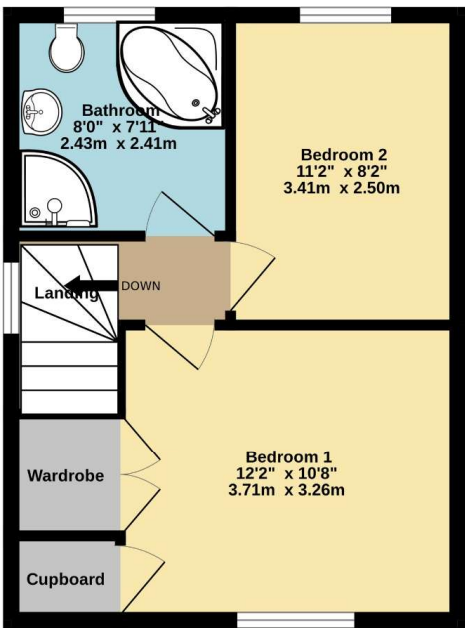
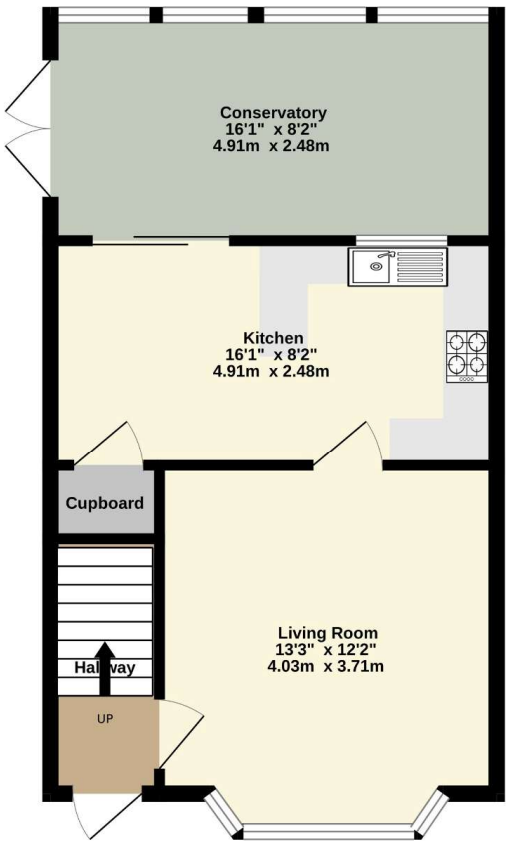
Please telephone Pearsons to arrange a mutually convenient appointment to view this property.

DIRECTIONS

From Bitterne Village Centre travel down Peartree Avenue turning left into Spring Road, continue down turning right onto Magnolia Road where the property can be found on your right hand side.

Ground Floor
463 sq.ft. (43.0 sq.m.) approx.

1st Floor
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 815 sq.ft. (75.8 sq.m.) approx.
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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