





Magnolia Road, Southampton SO19 7LL

fox & sons

welcome to

Magnolia Road, Southampton

* FOUR BEDROOM SEMI-DETACHED HOUSE * CORNER PLOT * TWO RECEPTION ROOMS * DOWNSTAIRS BATHROOM & EN SUITE TO MASTER * FRONT & REAR GARDENS * DRIVEWAY * CLOSE TO LOCAL AMENITIES *

Entrance Porch
Double glazed door to the side aspect, double glazed windows to the front and side aspect, door to;

Entrance Hall
Stairs to first floor landing, door to;

Lounge
13' 11" x 11' 9" (4.24m x 3.58m)
Double glazed window to the front aspect, two radiators, TV point, door to;

Dining Room
10' 3" x 7' 4" (3.12m x 2.24m)
Double glazed doors to the rear aspect.

Kitchen
9' 9" x 7' 10" (2.97m x 2.39m)
Wall and base cupboard units, work surfaces, built in electric oven and gas hob, stainless steel sink and drainer, space for fridge/freezer.

Bathroom
Located on the ground floor, double glazed window to the side aspect, bath, w/c, wash hand basin with storage underneath, heated towel rail, tiled walls.

Landing
Stairs leading to master bedroom, doors to;

Bedroom Two
11' 11" x 11' 11" (3.63m x 3.63m)
Double glazed window to the front aspect, fitted wardrobes, wood flooring, radiator.

Bedroom Three
9' 9" x 7' 3" (2.97m x 2.21m)
Double glazed window to the rear aspect, laminate flooring, radiator.

Bedroom Four
9' 3" x 7' 4" (2.82m x 2.24m)
Double glazed window to the rear aspect, laminate flooring, radiator.

Bedroom One
15' 6" max x 10' 6" max (4.72m max x 3.20m max)
Located in the loft, velux windows to the front and rear aspect, built in wardrobes, storage in eaves, wood flooring, door to;

En Suite
Shower cubicle, w/c, wash hand basin, radiator, tiled walls.









This four bedroom semi-detached home occupies a generous corner plot position on sought-after Magnolia Road, offering spacious and versatile accommodation arranged over three floors, making it an ideal choice for growing families.

Upon entering the property, you are welcomed into a spacious lounge. The lounge flows seamlessly through to the fitted kitchen, while to the rear of the home a separate dining room. The ground floor is further complemented by a convenient family bathroom.

The first floor comprises three well-proportioned bedrooms, offering flexibility for family living, guest accommodation, or a home office. Stairs then rise to the second floor where you will find the impressive master bedroom, benefiting from its own en suite shower room.

Externally, the property enjoys a laid-to-lawn front garden alongside a driveway providing off-road parking. The low-maintenance rear garden offers an ideal outdoor space to enjoy with minimal upkeep. Situated close to local amenities and great transport links, a viewing is highly recommended!

Agents Note: 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.

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welcome to

Magnolia Road, Southampton

- Semi-Detached House
- Four Bedrooms
- Two Reception Rooms
- Downstairs Bathroom & En Suite to Master
- Corner Plot

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

£260,000



Total floor area 99.0 m² (1,066 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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The Property Ombudsman

Property Ref:
BIT113516 - 0008

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fox & sons

023 8044 6724

Bitterne@fox-and-sons.co.uk

390c Bitterne Road, Bitterne, SOUTHAMPTON, Hampshire, SO18 5RS

fox-and-sons.co.uk

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