



**Connells**

Mercator Close  
Southampton

# Mercator Close Southampton SO16 4HW

for sale  
£290,000



## Property Description

Connells are marketing this two-bedroom mid-terraced home with NO CHAIN, located in the highly sought after area of Maybush. The living room is adjacent to the kitchen and home to large windows for plenty of natural light as well as french doors leading directly to the rear garden and ample dining space, great layout when hosting and entertaining. The kitchen has sleek, neutral cabinetry with a mix of integrated and freestanding appliances, and the garden is blend of patio, astro and decking with a storage shed. A handy W/C completes the ground floor. Both bedrooms are double with bedroom one having built-in storage, yet both have their own ensembles for added convenience. Bedroom one has a shower room ensuite, equipped with a shower, shelving, toilet and hand-wash basin. Bedroom two has a bathroom ensuite, complete with toilet, hand-wash basin, bath with attached shower and heated towel rail. Further benefits are gas central heating, double glazing, owned solar panels allocated parking.

Great for a small family or investor alike as it is perfectly placed near a wide range of amenities including education for all ages, GP surgeries & healthcare including Southampton General Hospital, and lead-branding supermarkets such as Tesco and Sainsbury's. Great transport links near, with easy access to the M271/M27, and regular bus routes to the city centre, making this perfect placed for convenience.

## Hallway

Has W/C

## W/C

Hand-Wash Basin & Toilet

## Kitchen

14' 4" x 6' 1" ( 4.37m x 1.85m )

Fitted with Neutral Cabinetry and a Mix of Integrated & Freestanding Appliances

## Living Room

15' x 13' 3" ( 4.57m x 4.04m )

Has Dining Space, Garden Access and Large Windows

## Stairs Leading To First Floor

## Bedroom 1

13' 3" x 10' 3" ( 4.04m x 3.12m )

Has Built-In Storage & Shower Room Ensuite

## Shower Room Ensuite

6' 3" x 5' 7" ( 1.91m x 1.70m )

Three-Piece with Shower, Toilet & Hand-Wash Basin

## Bedroom 2

13' 3" x 12' 6" ( 4.04m x 3.81m )

Has Bathroom Ensuite

## Bathroom Ensuite

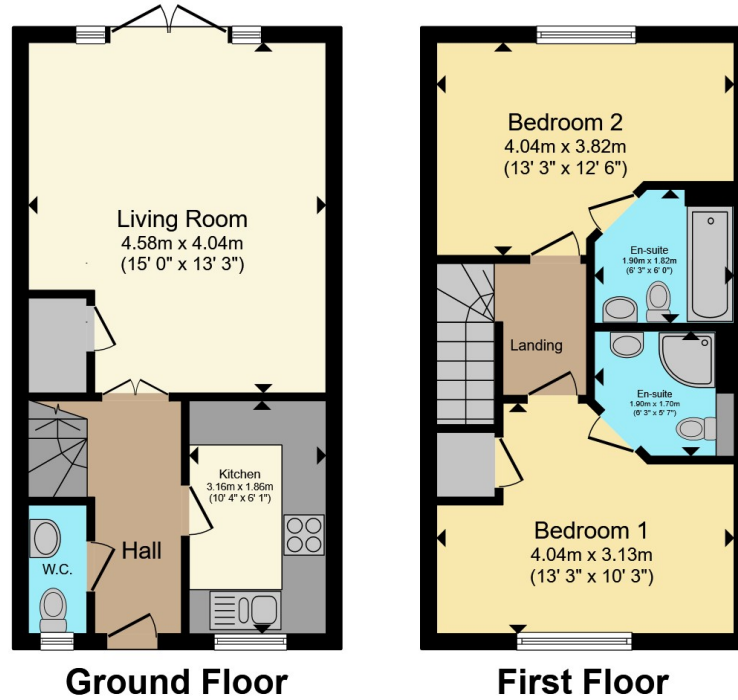
6' 3" x 6' ( 1.91m x 1.83m )

Three-Piece with Heated Towel Rail, Toilet, Hand-Wash Basin & Bath with Attached Shower









Total floor area 64.8 m<sup>2</sup> (697 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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**T 02380 789 351**  
**E [shirley@connells.co.uk](mailto:shirley@connells.co.uk)**

409 Shirley Road Shirley  
 SOUTHAMPTON SO15 3JD

EPC Rating: B Council Tax  
 Band: B

Tenure: Freehold

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