



54 Magnolia Road, Merryoak, Southampton, SO19 7LH

Offers Over £260,000

WHITE & GUARD

## INTRODUCTION

This three bedroom mid-terraced home has been finished to a high standard throughout. Situated in the quiet location of Merryoak, accommodation briefly comprises an entrance hall, a 14ft lounge, modern fitted kitchen and modern fitted downstairs bathroom. To the first floor, are two double bedrooms and one single bedroom. Additional benefits include both front and rear gardens.

## LOCATION

Merryoak is within easy access to Southampton's city centre with its broad range of shops including WestQuay shopping centre, its bars, restaurants, amenities and mainline railway station is within easy reach, along with Southampton Airport being around fifteen minutes away. All main motorway access routes are also close by, including M27, M3 and A3 to London.

- Tenure - Freehold
- Southampton City Council - Band B
- EPC - Grade C





## INSIDE

The property is accessed via the UPVC front door which opens into the entrance hall. The hallway is laid to laminate flooring, has a radiator to one wall, stairs leading to the first floor with under stairs storage. There is also space and plumbing for a washing machine and access to all principal rooms. The lounge is situated to the front of the property and has a double glazed window to the front aspect, is laid to laminate flooring, has a radiator to one wall and an electric fireplace with wooden surround and hearth. The kitchen has a double glazed window and door to the rear aspect leading out to the garden, is laid to laminate flooring and has a radiator to one wall. There is a mixture of white wall and base units with roll top worktops and a stainless steel sink, along with space for a fridge/freezer and a cooker with extractor over. The bathroom has an obscure double glazed window to the rear aspect, is laid to vinyl flooring and has a heated towel rail and partly tiled wall. There is a panel enclosed bath with shower over, a wash hand basin and WC.

To the first floor landing, there is carpeted flooring and access to the bedrooms. Bedroom one has a double glazed window to the front aspect, is laid to carpeted flooring, has a radiator to one wall and a built-in wardrobe with storage. Bedroom two has a double glazed window to the rear aspect, is again laid to carpeted flooring and has a radiator to one wall. Bedroom three has a double glazed window also to the rear aspect, is laid to carpeted flooring and again has a radiator to one wall.

## OUTSIDE

A gate to the front of the property provides access to a shared pathway leading to the front door of the property. The front garden is mainly laid to lawn with plants and bushes bordering. The rear garden has an area laid to decking, with steps leading down to a hard standing pathway then leading to a small patio to the end of the garden. There is an area laid to lawn on either side of the pathway with flowerbeds bordering. The garden itself is enclosed via a wooden fence panelling.



## SERVICES

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Full Fibre Broadband is available with download speeds of up to 1600 Mbps and upload speeds of up to 115 Mbps. Information has been provided by the Openreach website.

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**Sellers:** Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £40 + VAT for these checks per owner.

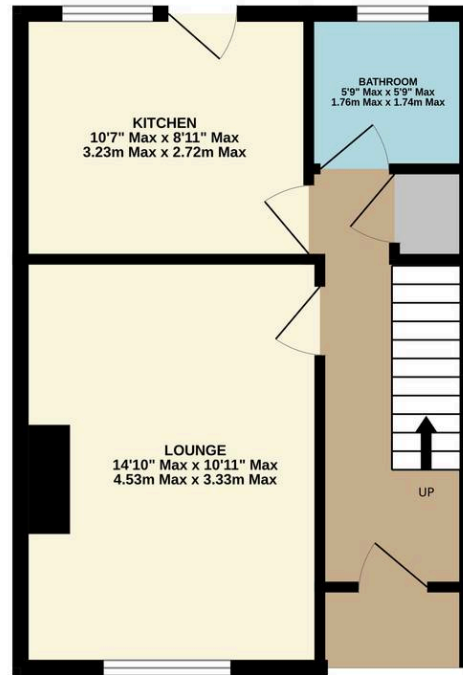
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These particulars are not to form part of a Sale Contract owing to the possibility or errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded, unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

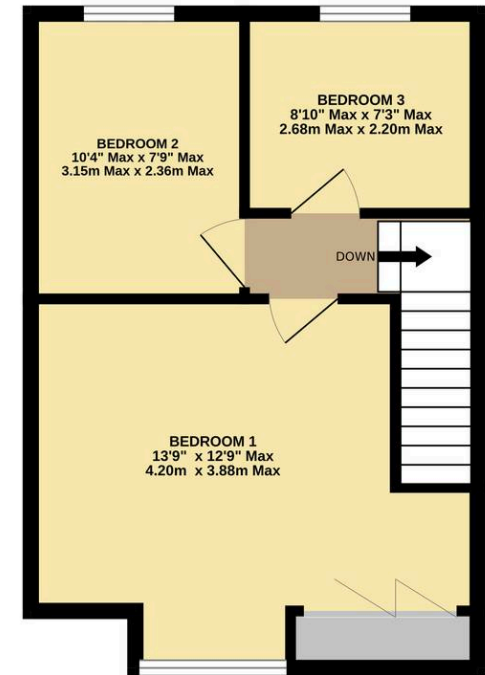
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GROUND FLOOR



1ST FLOOR



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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