



Merryoak Green, Southampton SO19 7JZ

welcome to

Merryoak Green, Southampton

This three bedroom semi-detached house in Bitterne is located on a corner plot, offering plenty of outdoor space and parking. Situated close to local amenities, don't miss out on viewing this wonderful property!

Auctioneer's Comments

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Lounge

14' 11" x 14' 7" max (4.55m x 4.45m max)
Double glazed windows to front and side, double glazed door to front, stairs to first floor landing, carpeted, TV point, understairs cupboard.

Kitchen

8' 11" x 9' 4" (2.72m x 2.84m)
Double glazed window to rear, double glazed door to rear, wall and base units, work surfaces, built in electric hob and electric oven, sink and drainer, plumbing for washing machine, space for fridge/freezer, radiator.

Downstairs Bathroom

Double glazed window to side, bath with mixer taps and shower attachment above, w/c, wash hand basin, heated towel rail.

Landing

Double glazed window to side, carpeted, doors to;

Bedroom One

11' 10" max x 14' 7" max (3.61m max x 4.45m max)
Double glazed window to front, carpeted, radiator.

Bedroom Two

9' 2" x 7' 3" (2.79m x 2.21m)
Double glazed window to rear, radiator, carpeted.

Bedroom Three

8' 11" max x 6' 9" (2.72m max x 2.06m)
Double glazed window to rear, radiator, carpeted.

Loft Room

Double glazed window to side, radiator.

W/C

W/c, wash hand basin, central heating boiler.

Rear Garden

Corner plot garden with laid shingle, double gate entry with dropped kerb for parking access.

Outbuilding

12' x 21' 3" (3.66m x 6.48m)
Double glazed patio doors to front, double glazed windows to both sides, timber build with concrete flooring.





Welcome to this spacious three bedroom semi-detached house, ideally positioned on a corner plot in Bitterne. As you step inside, you are welcomed by a generously sized lounge leading into the kitchen. The kitchen is well-equipped with ample storage and worktop space. A valuable feature of this home is the downstairs bathroom, adding to the practicality of the layout.



Moving to the first floor, you will find three comfortable bedrooms. For added versatility, the second floor hosts a loft room, which can be used for additional storage or transformed into a playroom, bedroom or guest space. This level also includes a separate w/c for added convenience.

Outside, the property benefits from a spacious garden area and parking, adding to the appeal of this lovely home.



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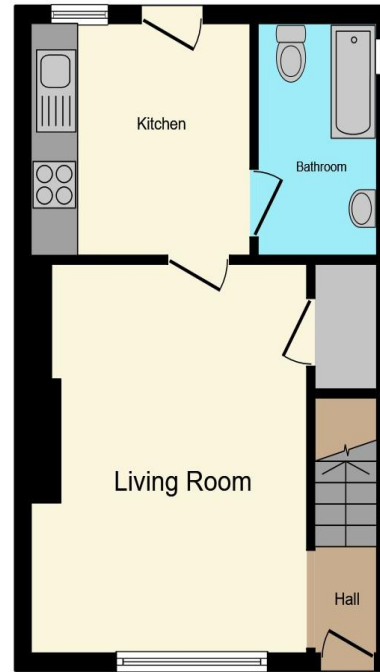
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Semi-Detached House
- Loft Room

Tenure: Freehold EPC Rating: D

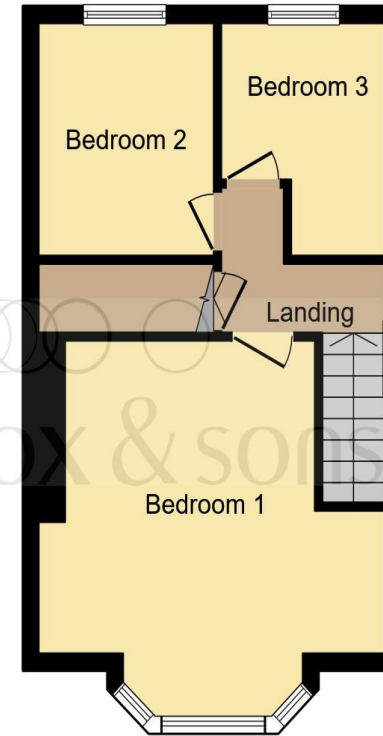
Council Tax Band: B

guide price

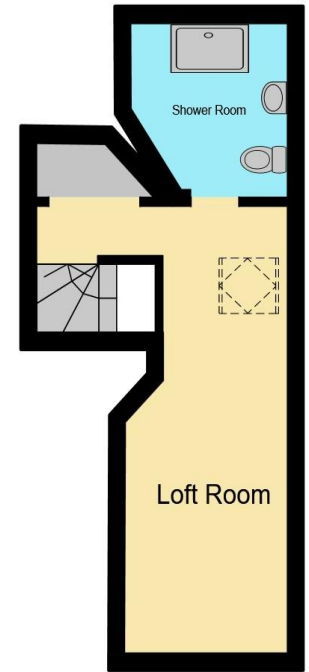
£240,000



Ground Floor



First Floor



Second Floor

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.focalagent.com

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