



**Magnolia Road, Southampton SO19 7LH**

**welcome to**

## **Magnolia Road, Southampton**

\* TWO BEDROOM SEMI-DETACHED HOUSE \* LOUNGE \* CONSERVATORY \* FITTED KITCHEN & BATHROOM \* FRONT & REAR GARDENS \* DRIVEWAY \* CLOSE TO LOCAL AMENITIES \* GREAT FAMILY HOME \*

### **Entrance Porch**

Double glazed door and window to the side aspect, tiled flooring.

### **Entrance Hall**

Laminate flooring, radiator.

### **Lounge**

14' 8" x 15' 7" ( 4.47m x 4.75m )

Double glazed windows to the front and side aspect, laminate flooring, electric fire place, TV point, radiator, storage cupboard under stairs housing boiler.

### **Kitchen**

15' 1" x 7' 4" ( 4.60m x 2.24m )

Double glazed windows to conservatory and double glazed door, tiled flooring, splash back tiles, integrated dishwasher, space for washing machine and tumble dryer, sink and draining board, cooker hood, electric cooker and hob, radiator.

### **Conservatory**

4' 6" x 15' ( 1.37m x 4.57m )

Double glazed windows all around, double glazed door to garden, wooden flooring, space for fridge freezer.

### **Landing**

Double glazed window to the side aspect, carpeted, loft space.

### **Bedroom One**

10' 10" x 10' 8" ( 3.30m x 3.25m )

Double glazed window to the front aspect, radiator, carpeted, storage space, TV point.

### **Bedroom Two**

11' 6" x 7' 2" ( 3.51m x 2.18m )

Double glazed windows to the rear aspect, carpeted, radiator.

### **Bathroom**

Double glazed windows to the rear aspect, tiles around shower, tiles around bath, w/c, wash hand basin, heated towel rail, tiled flooring, separate bath and shower,

### **Rear Garden**

Two level garden with seating at the rear.





**Fox & Sons are delighted to welcome to the market this two bedroom semi-detached home, ideally situated in the highly sought-after Merryoak area, offering excellent access to local amenities and convenient transport links. The property benefits from close proximity to public transport routes providing easy access to Southampton City Centre, as well as nearby Woolston train station. Families will appreciate the excellent location in relation to reputable schools, including Oasis Academy and Sholing Junior School.**



**Internally, the accommodation comprises a welcoming lounge, a spacious kitchen/diner perfect for both everyday living and entertaining, and a bright conservatory overlooking the rear garden. Upstairs, there are two well-proportioned bedrooms and a modern family bathroom.**

**Externally, the home features both front and rear gardens, offering outdoor space to relax and enjoy, along with a driveway providing off-road parking for added convenience.**

**An ideal purchase for first-time buyers, small families, or investors alike, this property combines comfortable living with a fantastic location.**



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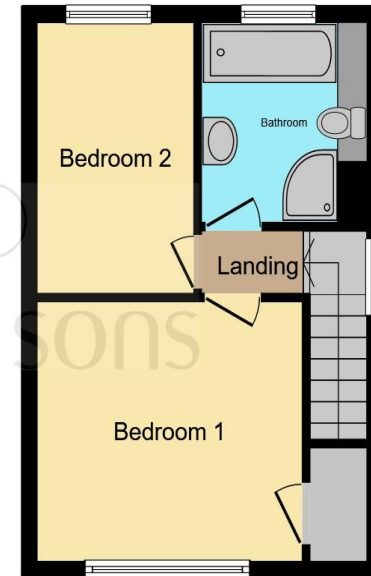
- Semi-Detached House
- Two Bedrooms
- Conservatory
- Driveway
- Front & Rear Gardens

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

offers over  
**£260,000**



**Ground Floor**



**First Floor**

Total floor area 72.4 sq.m. (779 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:  
BIT113324 - 0002

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