



**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.**



***view this property online*** [fox-and-sons.co.uk/Property/BIT113324](https://fox-and-sons.co.uk/Property/BIT113324)



welcome to

## Magnolia Road, Southampton

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

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

offers over  
**£250,000**



**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.

**view this property online** [fox-and-sons.co.uk/Property/BIT113324](https://fox-and-sons.co.uk/Property/BIT113324)



Property Ref:  
BIT113324 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
fox & sons



**023 8044 6724**



[Bitterne@fox-and-sons.co.uk](mailto:Bitterne@fox-and-sons.co.uk)



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



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**