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3 2 D

Merton Road, Southampton, SO17

Offers In Excess Of £382,200



This newly modernised three-bedroom semi-detached home is located in a quiet part of Highfield moments away from Southampton University Highfield Campus and Southampton Common offering ideal family living.

The ground floor is arranged with a welcoming hallway, living room featuring a bay window and Bi-fold doors out to the garden. The spacious open plan and fully fitted kitchen and dining room (14'7" X 19'0") are extremely stylish and there is the convenience of a guest cloakroom. The high quality continues with light wooden flooring throughout the ground floor with carpeted stairs to the floor above.

The first floor accommodation flows from the landing and features three well-proportioned bedrooms and all are fully carpeted, The family bathroom is arranged with a bath, hand basin, WC and towel rail.

Further features of the internal accommodation include; gas central heating with a new boiler system and double glazing throughout.

To the front of the home is a small area of garden with a driveway enabling off-road parking. To the rear is a sunny, well-proportioned easy to maintain garden.

Tenure: Freehold

Council Tax Band 'D'

EPC : 'D'

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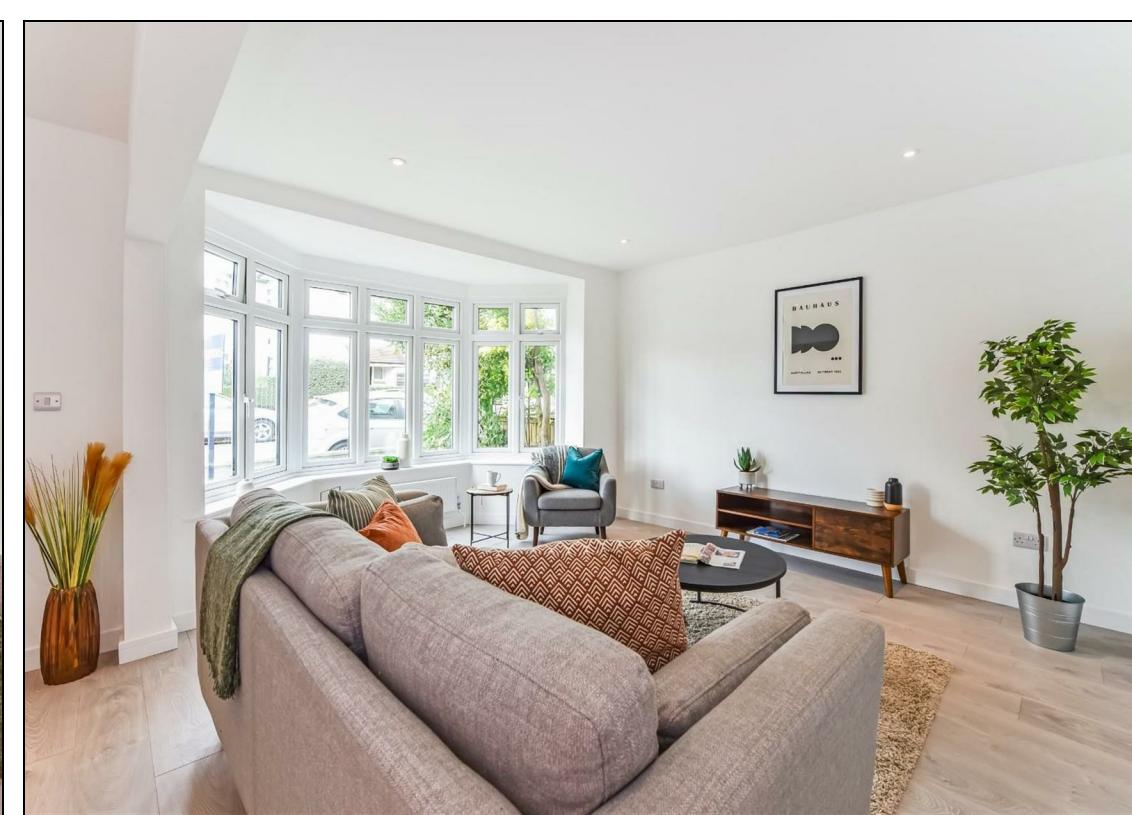
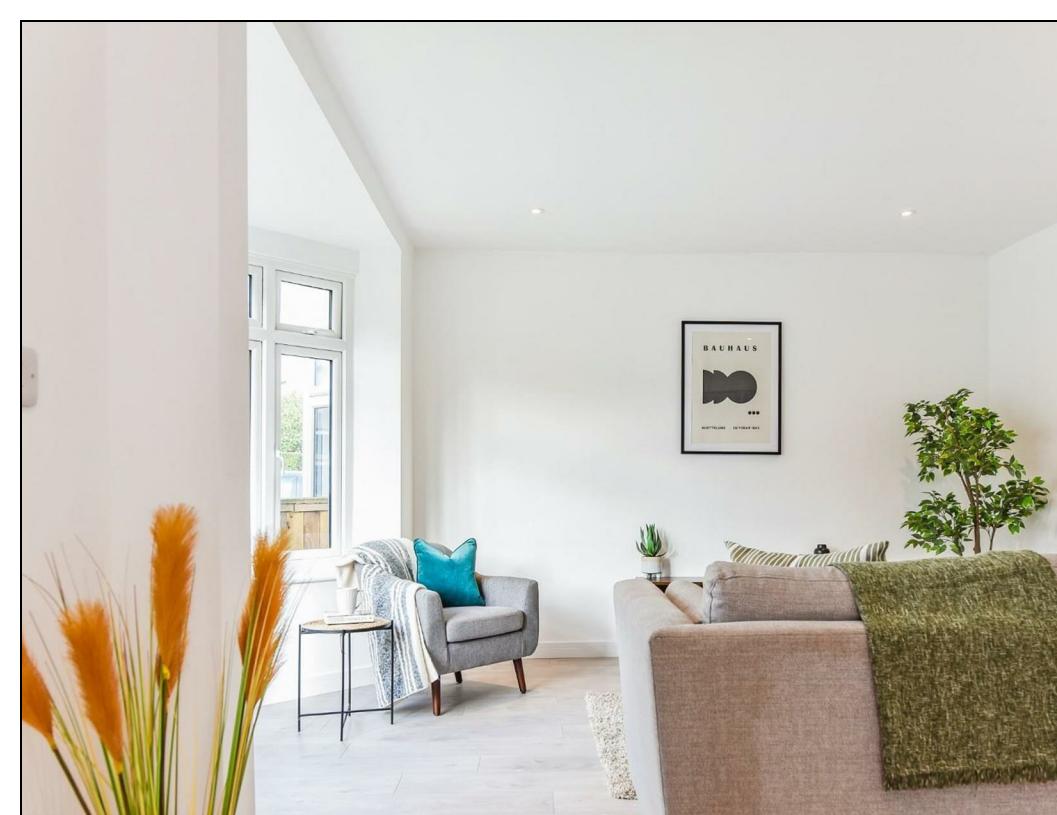


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KEY FEATURES

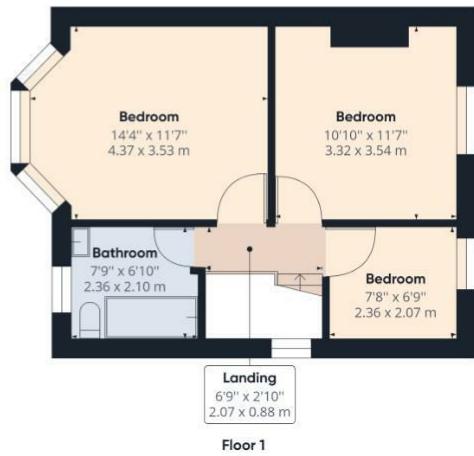
- Three Bedroom Semi Detached House
- Modernised to High Specs
- Stylish Fully Fitted New Kitchen
- Open Plan Dining Room
- Reception Room
- Modern Bathroom
- Guest Cloakroom
- Superb Garden
- Ample Storage
- Off Road Parking







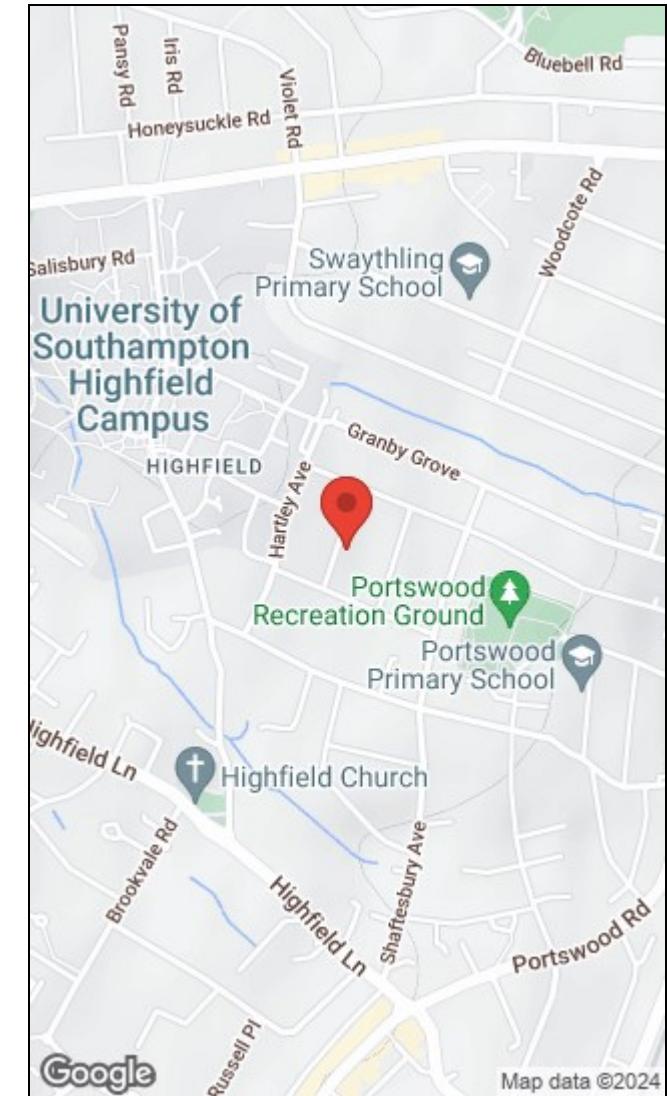
Approximate total area⁽¹⁾
949.86 ft²
88.25 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Map data ©2024

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	84	
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