

Waterloo Road, SOUTHAMPTON SO15 3BT

fox & sons

welcome to

Waterloo Road, SOUTHAMPTON

An exceptional four-bedroom semi-detached home arranged across three floors, situated in a popular location on Waterloo Road, Southampton. Perfect for growing families or buyers looking for flexible living, this modern property combines generous proportions with ultimate day-to-day practicality.















Total floor area 121.6 m² (1,309 sq.ft.) approx

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.propertybox.io

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Porch

Entrance Hall

Kitchen
18' 9" max x 10' 4" max (5.71m max x 3.15m max)

W.C/Utility
7' x 6' 11" (2.13m x 2.11m)

Living Room
14' 1" x 12' 10" (4.29m x 3.91m)

Landing

Bedroom 2
12' 9" x 8' 11" (3.89m x 2.72m)

Bedroom 3
12' 1" max x 8' 8" max (3.68m max x 2.64m max)

Bedroom 4
9' 9" x 6' 9" (2.97m x 2.06m)

Bathroom

Storage Cupboard

Bedroom 1
19' 8" max x 11' 7" max (5.99m max x 3.53m max)

En-Suite

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- Four Bedrooms - Master Bedroom with En-Suite on Top Floor
- Three Storey Semi Detached Home
- Practical Utility Room / Downstairs W.C
- Low-Maintenance Rear Garden
- Two Off-Street Parking Spaces

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

£400,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SOU118445

The Property Ombudsman

Property Ref:
SOU118445 - 0005

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.

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