





**Morrison Close, Southampton SO19 0AN**

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*welcome to*

# Morrison Close, SOUTHAMPTON

* TWO BEDROOM MAISONETTE * BEAUTIFULLY PRESENTED THROUGHOUT * LOUNGE/DINER * MODERN KICHEN * TWO ALLOCATED PARKING SPACES * SHARED GARDEN * CLOSE TO LOCAL AMENITIES * GREAT LOCATION * GOOD TRANSPORT LINKS NEARBY *

**Entrance Hall**
Double glazed door from ground floor entrance, double glazed window on first floor landing to the front aspect, door to;

**Lounge**
Double glazed window to the rear aspect, carpets, radiator, TV point, room for table, opens onto;

**Kitchen**
Double glazed window to the side aspect, wall and base cupboard units, work surfaces, built in electric oven and hob, extractor above, stainless steel sink and drainer, integrated fridge/freezer and dishwasher, breakfast bar, splash back tiles, tiled flooring.

**Bedroom One**
Double glazed window to the rear aspect, radiator, carpets, TV point.

**Bedroom Two**
Double glazed window to the front aspect, radiator, carpets, TV point.

**Bathroom**
Double glazed window to the side aspect, bath with mixer taps, shower above and shower screen, wash hand basin with storage below, w/c, extractor fan, partially tiled walls, tiled flooring.









**Situated in a convenient location with a range of local amenities, shops and excellent transport links close by, this beautifully presented two bedroom maisonette offers stylish and comfortable living accommodation throughout.**

**Inside, the property boasts a spacious lounge/diner which flows seamlessly into a modern fitted kitchen, creating a contemporary open-plan feel. There are two double bedrooms, both well presented and offering ample space for furnishings, along with a well-appointed family bathroom.**

**Externally, the property benefits from a generous shared garden and comes with two allocated parking spaces, adding to the convenience of this excellent home. A viewing is highly recommended!**

**Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.**

***view this property online*** fox-and-sons.co.uk/Property/BIT113065

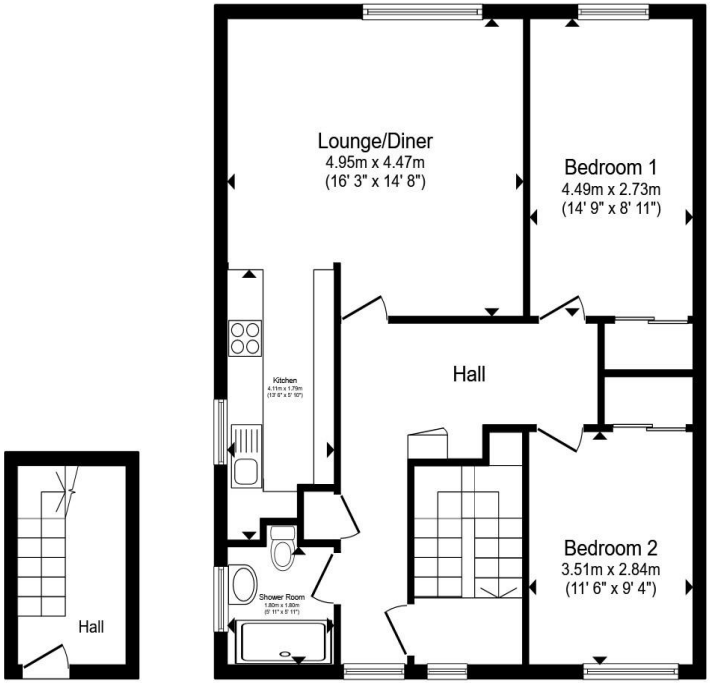
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# Morrison Close, SOUTHAMPTON

- Two Bedroom Maisonette
- Shared Garden
- Two Allocated Parking Spaces
- Beautifully Presented Throughout
- Lounge/Diner

Tenure: Leasehold EPC Rating: B
Council Tax Band: A  Service Charge: 600.00
Ground Rent: Ask Agent
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

## £210,000




Total floor area 82.0 m² (882 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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The Property Ombudsman

Property Ref:
BIT113065 - 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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