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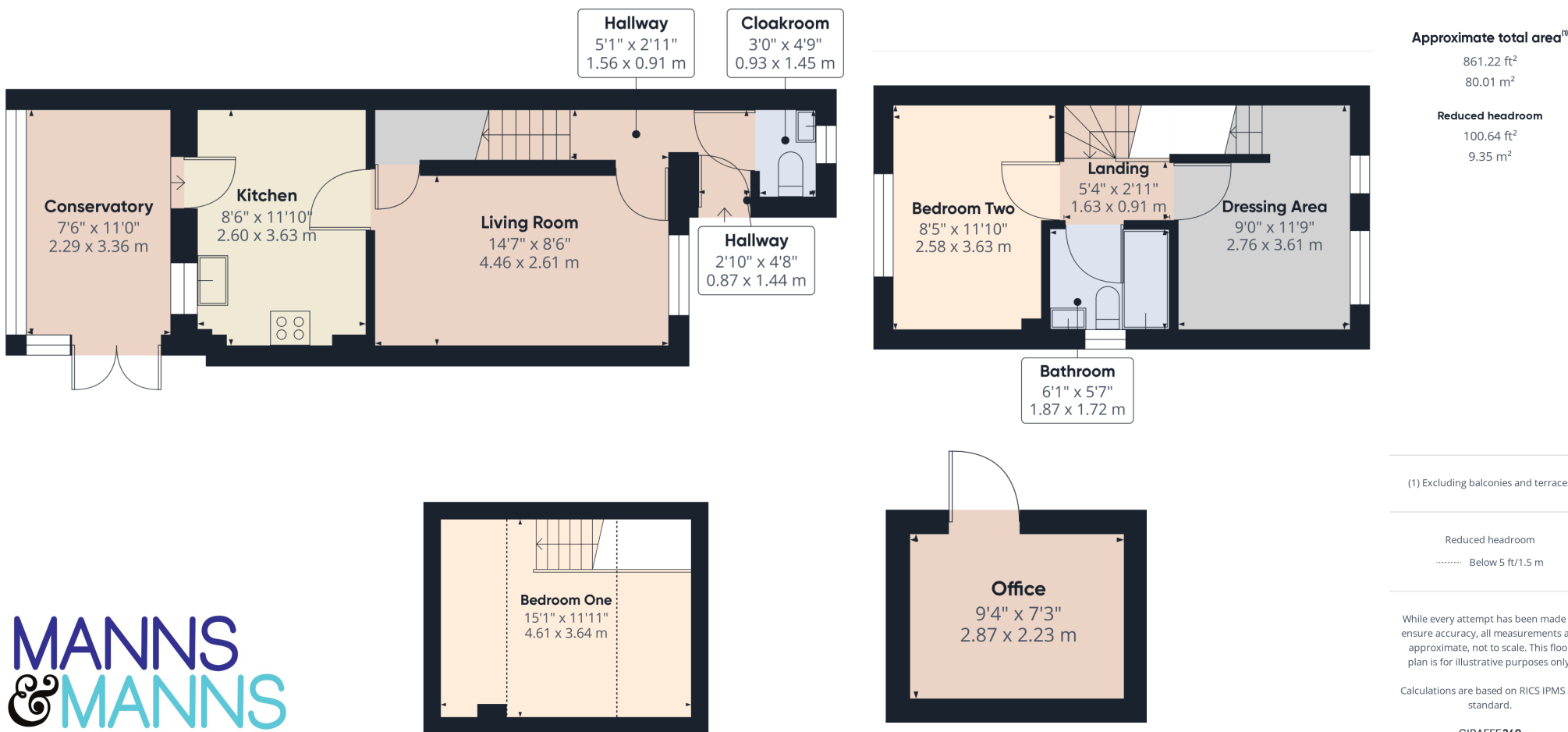
MODERN TWO/THREE BEDROOM END OF TERRACE PROPERTY IN A POPULAR RESIDENTIAL LOCATION WITH A DELIGHTFUL REAR GARDEN, DRIVEWAY AND GARAGE. BOASTING EXCELLENT TRANSPORT LINKS AND IN CLOSE PROXIMITY TO LOCAL AMENITIES. VIEWING RECOMMENDED.

£315,000 Freehold

This lovely two/three bedroom end of terrace property is nestled in a popular cul-de-sac in Southampton. The area boasts excellent links to the A/M27 making it ideal for commuters. There are a number of shops, supermarkets and local amenities in close proximity, including Aldi, Tesco, Lidl, The Range and Costa Coffee.

The dwelling is in good decorative order and has been reconfigured from its original three bedroom layout to create a lovely, spacious dressing area; however, this could be transformed back into a third bedroom if required. Briefly, the ground floor accommodation comprises of a hallway, living room, kitchen, conservatory and a cloakroom. On the first floor is a bedroom, dressing area and a bathroom. The second floor houses bedroom one. Externally, there is a driveway and garage, part of which has been utilised as a home office; there are gardens to the front and rear.

Call us today to arrange a viewing and experience firsthand all this property has to offer.



Ground Floor

Upon entering the property, you are greeted by the hallway with doors to the living room and cloakroom. Stairs rise to the first floor. The living room is light and airy with a window to the front elevation. An understairs cupboard provides a useful storage solution.





A door leads into the modern kitchen which comprises a range of wall and floor mounted units with a wood-effect square edge work surface over. This kitchen will prove popular with culinary enthusiasts and benefits from a built-in electric double oven, an electric hob with an extractor hood over and an integrated dishwasher. There is appliance space for a fridge freezer. A door opens into the conservatory which is a bright and versatile space with French doors opening into the rear garden. The ground floor accommodation benefits from the added convenience of a cloakroom with a wash hand basin and a WC.

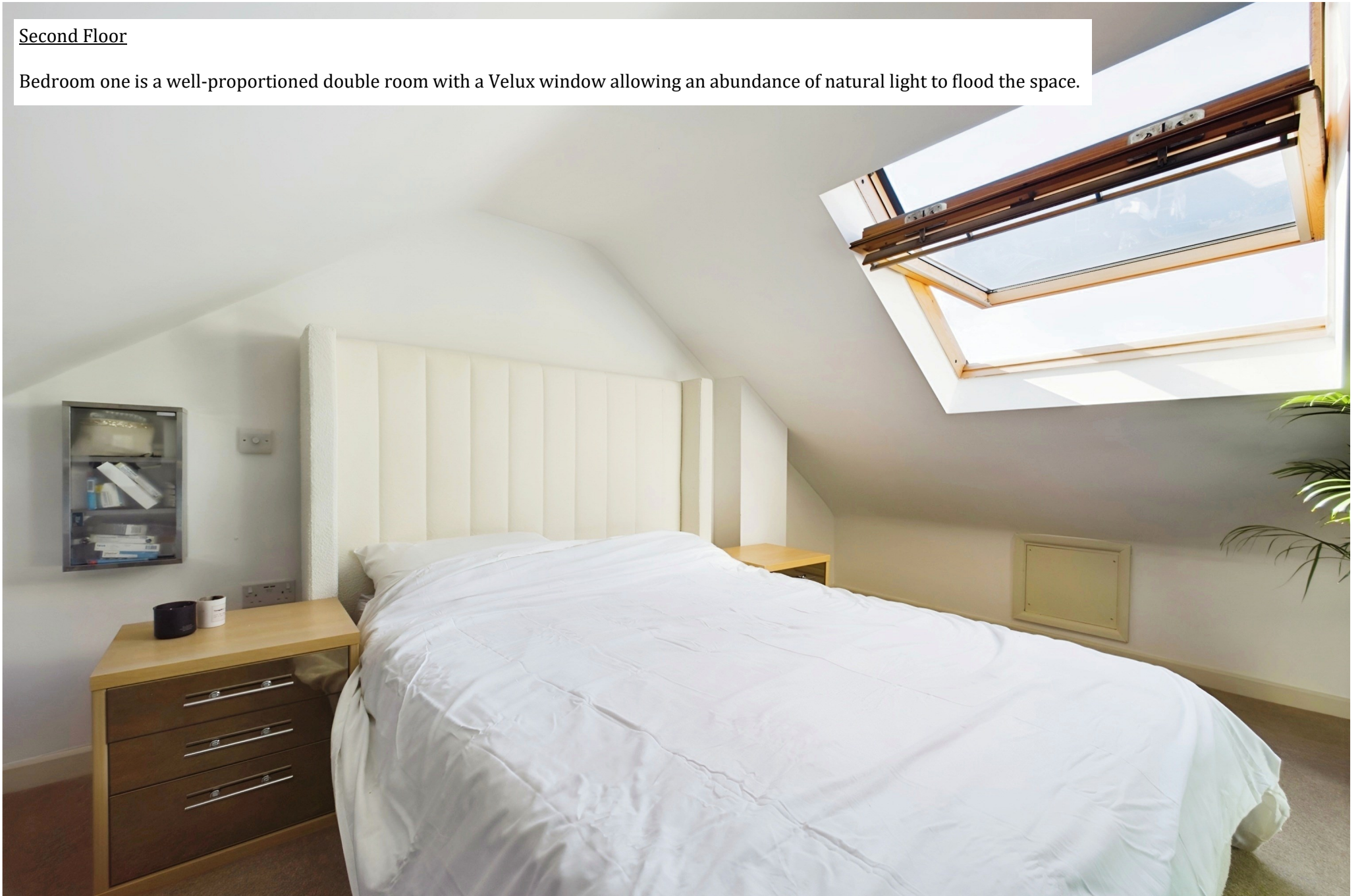


First Floor

Ascending to the first floor, the property has been reconfigured to offer a well-proportioned bedroom to the rear elevation with views of the garden. There is a large dressing area to the front aspect, which is light and airy with two windows to the front. A staircase rises to the second floor. The contemporary bathroom is tiled to principal areas and comprises of a panel enclosed bath with a rainfall effect shower over, a wash hand basin, low level WC and a heated towel radiator.

Second Floor

Bedroom one is a well-proportioned double room with a Velux window allowing an abundance of natural light to flood the space.

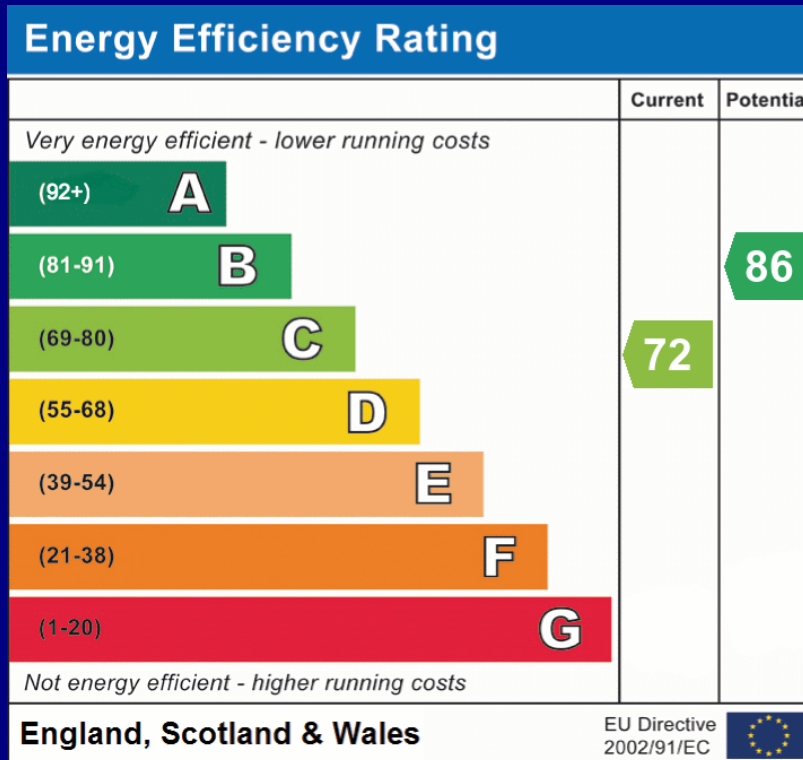




Outside

The property is approached via a tarmac driveway providing that all important off-road parking and leading to the garage. The front garden is laid to lawn. A pathway leads to the entrance door.

The rear garden is fully enclosed with gated pedestrian access to the rear. There is an area laid to artificial lawn with a raised wooden decked terrace, under a pergola, which provides a beautiful spot for outdoor entertaining and al fresco dining. A paved patio offers a further seating area. There is a pedestrian door into the garage which has been converted into a home office. The garage retains an up and over door to the front elevation, behind which is a storage area.



COUNCIL TAX BAND: C - Southampton City Council.
UTILITIES: Mains gas, electricity, water and drainage.
Viewings strictly by appointment with Manns and Manns only.
To arrange a viewing please contact us.

Tel: 02380 404055 Web: www.mannsandmanns.co.uk

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Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise, nor that services or facilities are in good working order. All areas and measurements are approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.

No fixtures and fittings are included in any sale of a property, unless explicitly agreed in writing with the agent once agreed with the seller (s).

Manns and Manns may use AI images to show empty properties with furniture, this is purely provided as a guide. Fixtures and fittings are not included, and purchasers must satisfy themselves with their own measurements to check furniture of their choosing fits the relevant spaces.