



21 Wycliffe Road - £240,000

Stanford
EST 2005



Stanford Estate Agents are delighted to offer this BEAUTIFULLY PRESENTED RECENTLY REFURBISHED DETACHED BUNGALOW in the desirable location of Midanbury. Featuring a 24ft Open Plan Sitting Room/Kitchen/Dining Room, 14ft Master Bedroom and a fabulous 13ft four piece Bathroom, Viewing Highly Recommended

Directions

From our Bitterne offices, turn right onto West End Rd , at the roundabout, take the 1st exit onto Mousehole Lane, slight right to stay on Mousehole Lane, turn right onto Witts Hill, turn right onto Wakefield Road. then please turn right onto Wycliffe Road.

Entrance Hall

Smooth plaster ceiling, access to partially boarded loft with power & lighting connected via pull down ladder, fabulous exposed brick feature wall, doors leading to the open plan Sitting Room/Kitchen/Dining Room, Bedrooms and Bathroom, UPVC double glazed door to side aspect with an obscure porthole style window.

Open Plan Sitting Room/Kitchen/Diining Room 24'2 x 18'0

A stunning bright & airy room with a smooth plaster ceiling, fabulous exposed brick feature wall, double glazed window to rear aspect, double glazed skylight in the kitchen, double glazed patio doors leading into the Rear Garden, two radiators, telephone points & television points. The Kitchen features a range of wall and base and eye level units with complimentary worksurfaces, built in hob with extractor over and a separate high level built in oven, stainless steel sink drainer with mixer tap over, matching central island to the Dining Room, space for a washing machine & fridge Freezer, attractive vinyl flooring with fitted carpet to the Dining Room.

Master Bedroom 14'2 x 9'9

Smooth plaster ceiling, double glazed bay window to front aspect, radiator, TV Point and fitted carpet

Bedroom Two 7'9 x 7'5

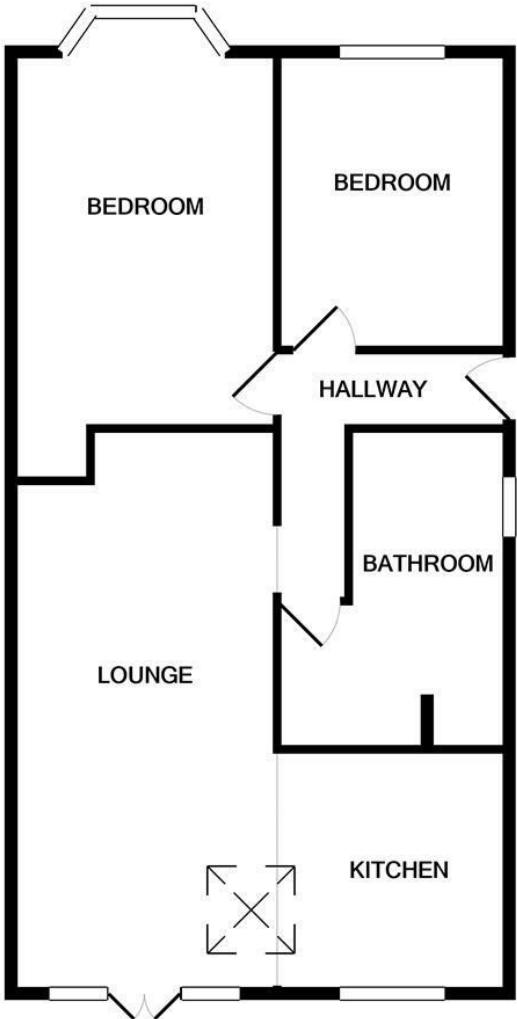
Smooth plaster ceiling, double glazed window to front aspect, radiator, television point, ethernet port,and fitted carpet

Bathroom 13'5 x 7'6 max

This fabulous sized and stunning Bathroom has a smooth plaster ceiling with inset spotlights, double glazed obscure window to side aspect and fitted with a free standing claw foot roll top bath with mixer tap over, low level WC, fully tiled step in shower, circular vanity wash hand basin with storage cupboards below, chrome heated towel radiator and ceramic tiled flooring.

Front Garden

A very attractive low maintenance frontage which enclosed by a mid height brick built wall and wood panelled fencing and laid to slate chips with a staggered pathway leading to the front door.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2020



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

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Stanfords nor any of its employees or agents has the authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. Written quotation are available on request. All loans secured on property, life assurance is usually required. This can be emailed on request.