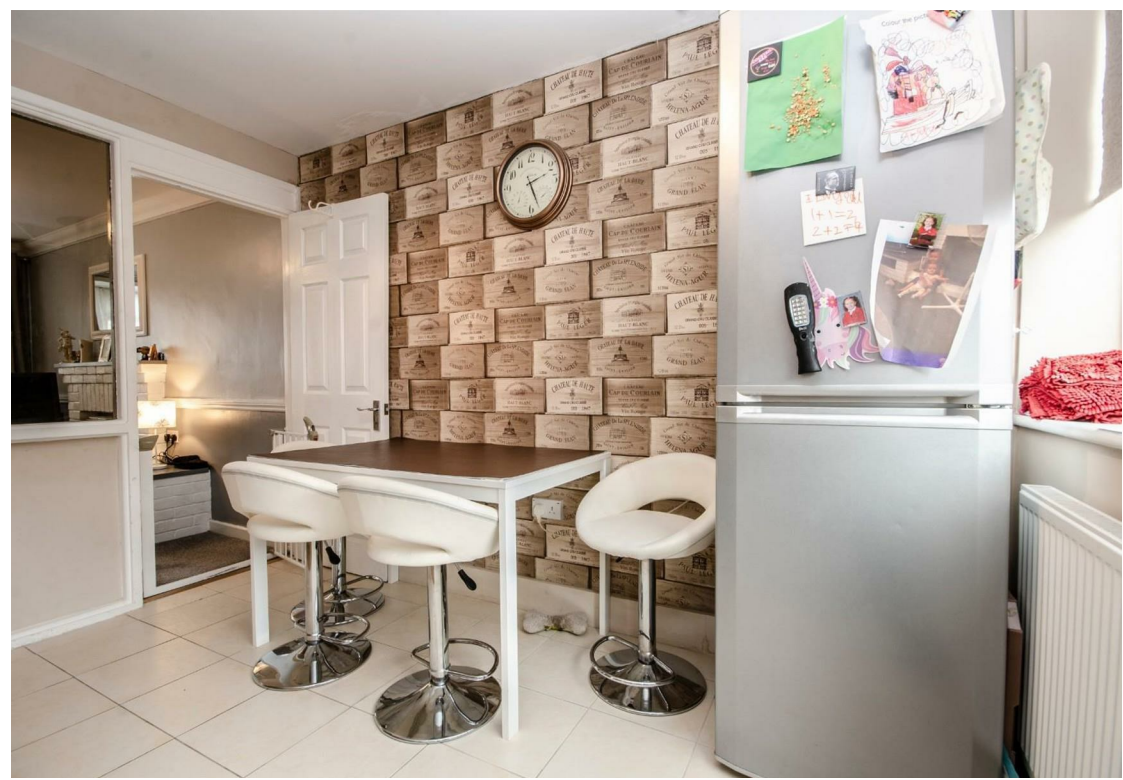
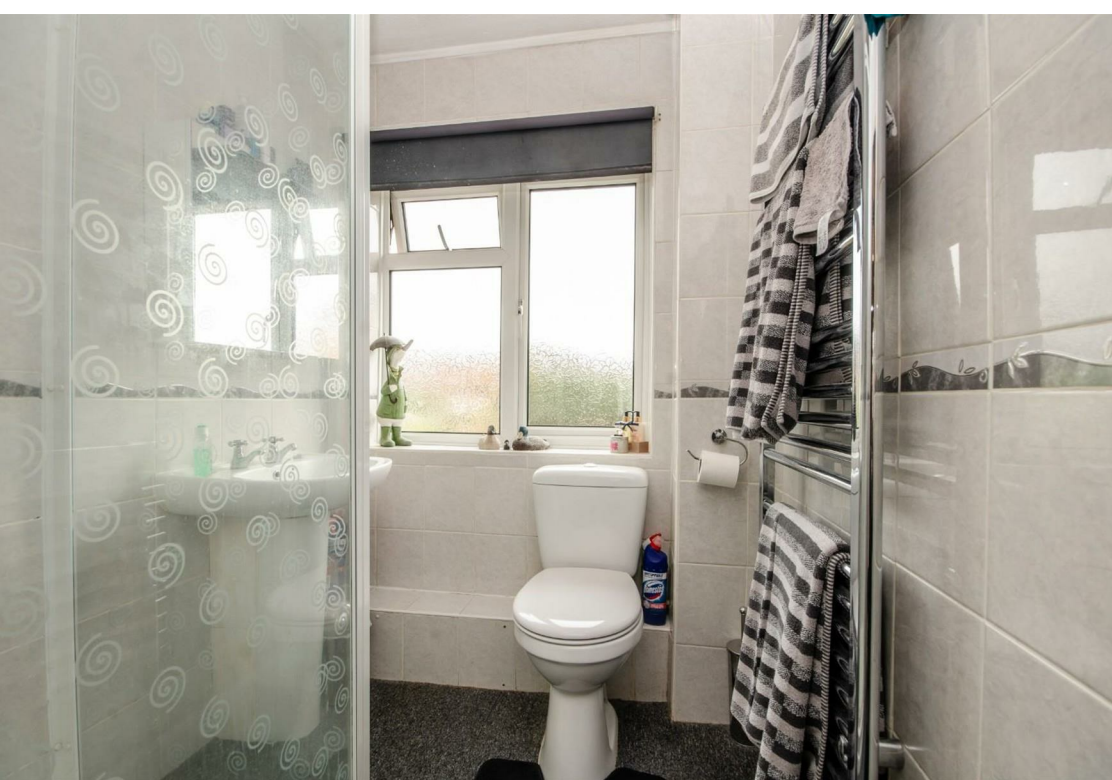




Manor Farm Road - £250,000

Stanford
Est 2005



87 Manor Farm Road, Bitterne Park, Southampton, Hampshire, SO18 1NU

Offers In Excess Of

£250,000

Stanford Estate Agents are delighted to present this impressive three bedroom house in Bitterne Park. The property is walking distance to Riverside Park & boasts a 16ft lounge, 16ft kitchen/breakfast room, double glazing, gas central heating & a garage. An internal viewing is highly recommended.

Entrance Hall

Obscure double glazed window to front aspect, space for a tumble dryer.

Lounge 16'04 x 12'10

Coved & smooth plaster ceiling, double glazed window to front aspect, radiator, television point, telephone point.

Kitchen/Breakfast Room 16'03 x 10'08

Smooth plaster ceiling, double glazed window to rear aspect, double glazed door to rear aspect leading out to the rear garden, radiator, tiled floor, a range of wall mounted & base level units, roll top work surfaces, space for a fridge/freezer, space & plumbing for a washing machine, stainless steel sink & drainer with mixer tap above, cooker point with extractor hood above.

First Floor Landing

Textured ceiling, loft hatch, airing cupboard, radiator.

Bedroom One 10'11 x 10'08

Coved & smooth plaster ceiling, double glazed window to rear aspect, radiator, built in wardrobe, built in storage cupboard.

Bedroom Two 9'07 x 8'07

Textured ceiling, double glazed window to front aspect, radiator, built in wardrobe.

Bedroom Three 7'06 x 7'02

Textured ceiling, double glazed window to front aspect, radiator, built in wardrobe.

Shower Room 8'02 x 5'05

Textured ceiling, obscure double glazed window to rear aspect, heated towel rail, fully tiled walls, low level WC, pedestal wash hand basin.

Front Garden

The front garden has been fully laid to tarmac & offers the potential for off road parking.

Rear Garden

The secluded & enclosed rear garden is mainly laid to lawn with a raised wood decked area. There is also rear access via a gate & an outside tap.

Garage

The garage is located in a nearby block & is leased for £20 per annum.

OTHER INFORMATION:

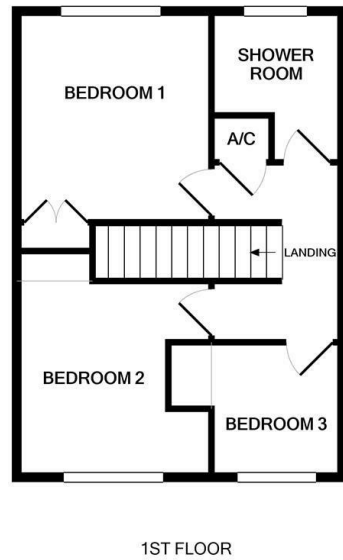
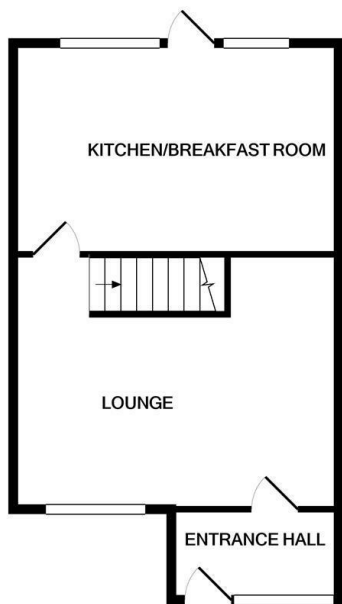
LOCAL COUNCIL: Southampton City Council

COUNCIL TAX BAND: Band C

SELLERS POSITION: Looking To Purchase A Property

INFANT/JUNIOR SCHOOL: Bitterne Park Primary School

SECONDARY SCHOOL: Bitterne Park School



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	
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

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

Tel: 023 8202 9966

Email: bitterne@stanfordestateagents.co.uk

Address: 394Bitterne Road, Bitterne, SO18 5RS



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

