





Stanford Estate Agents are delighted to present this impressive two bedroom detached bungalow in Bitterne. The property boasts a lounge, dining room, garage, car port, double glazing, ample driveway parking & is being offered with no forward chain. An internal viewing is very highly recommended.

**Directions**

**ENTRANCE HALL:**

Coved & textured ceiling, radiator, loft hatch.

**LOUNGE: (14'3" x 11'1")**

Coved & textured ceiling, double glazed bay window to front aspect, radiator, gas fire, television point.

**KITCHEN: (12'1" x 11'10")**

Textured ceiling, double glazed window to side aspect, radiator, a range of wall mounted & base level units, roll top work surfaces, tiling to principle areas, stainless steel sink & drainer with mixer tap above, space for a fridge/freezer, built in gas hob & electric oven with extractor hood above, space & plumbing for a washing machine.

**DINING ROOM: (5'11" x 5'1")**

Coved & textured ceiling, double glazed sliding patio door to rear aspect.

**BEDROOM 1: (12'10" x 10'0")**

Coved & textured ceiling, double glazed window to front aspect, radiator.

**BEDROOM 2: (10'0" x 6'1")**

Coved & textured ceiling, double glazed window to rear aspect, radiator.

**SHOWER ROOM: (12'6" x 9'11")**

Coved & textured ceiling, obscure double glazed window to side aspect, radiator, fully tiled walls, low level WC, pedestal wash hand basin, fully tiled shower with disability access.

**FRONT GARDEN:**

Car port & driveway providing ample off road parking.

**GARAGE:**

Single garage with an up & over door with power & light.

**REAR GARDEN:**

The secluded & enclosed rear garden is mainly laid to lawn with mature shrubs & borders. There is also a patio area, shed & a greenhouse.

**OTHER INFORMATION:**

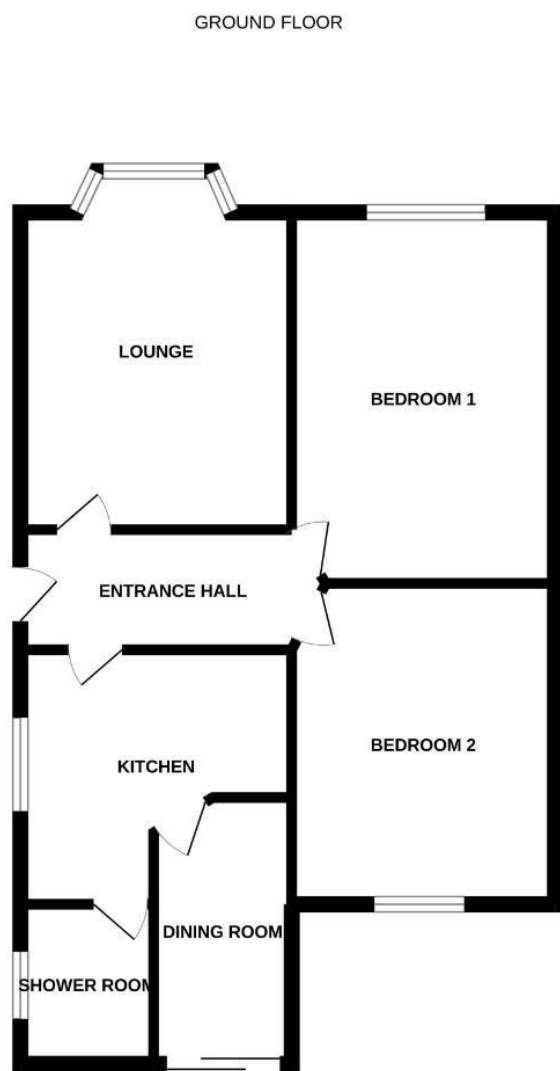
LOCAL COUNCIL: Southampton City Council

COUNCIL TAX BAND: Band C

SELLERS POSITION: No Forward Chain

INFANT/JUNIOR SCHOOL: Harefield Primary School

SECONDARY SCHOOL: Woodlands Community College



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ©2022



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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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.