



Woodlea Gardens - £325,000

Stanford  
Est 2005



# 2 Woodlea Gardens, West End, Southampton, SO30 3GA

**£325,000**

Stanford Estate Agents are delighted to offer this well presented throughout, two bedroom, semi detached bungalow in the sought after location of West End. Boasting two double bedrooms, a 15ft sitting room, modern kitchen and bathroom, low maintenance rear garden, garage and driveway parking. This property is offered with no forward chain so please call now to avoid disappointment.

## Rooms:

### Entrance Hall:

Coved to smooth plaster ceiling, access to loft via loft hatch, doors leading to sitting room, both bedrooms and bathroom, radiator, various power points with the room being laid to carpet.

### Sitting Room: (15'11" x 11'5")

Coved to textured ceiling, two double glazed windows to front aspect, door leading to the kitchen, gas feature fireplace with marble surround and wooden mantle over, radiator, television and various power points with the room being laid to carpet.

### kitchen: (11'5" x 6'10")

A well presented modern kitchen with a coved to smooth plaster ceiling, inset spotlights, double glazed window and door leading to the rear garden, tiling to principal areas, fitted with a range of matching wall and base level units with rolled edge worktops, stainless steel sink and drainer with swan neck mixer tap over, space and plumbing for a freestanding cooker, washing machine and tall standing fridge/freezer with the room being laid to wood effect vinyl flooring.

### Master Bedroom: (11'5" x 10'11")

Coved to textured ceiling, two double glazed windows to front aspect, built in wardrobes, various power points with the room being laid to carpet.

### Bedroom Two: (10'8" x 9'8")

Coved to textured ceiling, double glazed window and sliding doors leading to the rear garden, storage cupboard, radiator, various power points with the room being laid to carpet.

### Bathroom:

Coved to textured ceiling, obscure double glazed window to rear aspect, floor to ceiling tiling, fitted with a suite comprising panel enclosed bath with shower over, pedestal wash hand basin, low-level WC and chrome heated towel rail with the room being laid to tiled effect vinyl flooring.

### Front Garden:

Mainly laid to attractive shingle with mature hedgerow borders with a driveway providing off-road parking for three vehicles. There is also a pathway leading to the garage and front door.

### Rear Garden:

A well presented private and enclosed rear garden which has been mainly laid to lawn with mature shrub and hedgerow borders. There is also a paved seating/entertaining area and a pathway leading to the gated pedestrian side access.

## Garage:

Located to the side of the property and benefits from having power and lighting connected with an up and over door.

## OTHER INFORMATION:

LOCAL COUNCIL: Eastleigh Borough Council

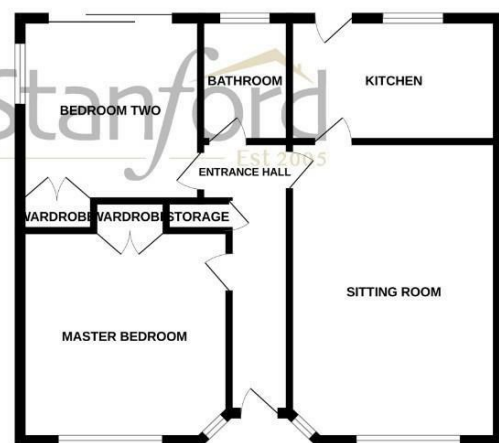
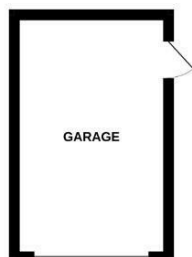
COUNCIL TAX BAND: C

SELLERS POSITION: No Forward Chain

INFANT/JUNIOR SCHOOL: St James C Of E Primary School

SECONDARY SCHOOL: Wildem School

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, ceilings, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 quantity or efficiency can be given. Issue with Message 02/23

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Energy Efficiency Rating	
Current	Potential
70	88

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	A

Very environmentally friendly - lower CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC



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