



****INVESTORS ONLY**** Stanford Estate Agents are delighted to present this impressive two bedroom end of terrace house with a loft room in Woolston. The property is available to investors only & is being sold with a tenant in situ until 31st May 2024. An internal viewing is very highly recommended.

Directions

From our Bitterne offices turn left onto Peartree Ave, go through 2 roundabouts, continue straight onto Bridge Rd, turn left onto Radstock Rd, then please turn right onto Vineyard Close.

ENTRANCE HALL:

Smooth plaster ceiling, tiled floor, radiator.

KITCHEN: (7'11" x 7'5")

Smooth plaster ceiling, double glazed window to front aspect, tiled floor, a range of wall mounted & base level units, roll top work surfaces, stainless steel sink & drainer with mixer tap above, built in electric hob & electric oven with extractor hood above, built in dishwasher, built in washing machine, built in fridge/freezer.

LOUNGE/DINING ROOM: (16'10" x 11'8")

Coved & textured ceiling, two radiators, wood laminate flooring, double glazed sliding patio door to rear aspect leading out to the rear garden, television point, telephone point, stairs to 1st floor landing.

FIRST FLOOR LANDING:

Textured ceiling, double glazed window to side aspect.

BEDROOM 1: (13'1" x 8'8")

Textured ceiling, double glazed window to rear aspect, radiator, wood laminate flooring, built in storage cupboard.

BEDROOM 2: (11'8" x 6'7")

Textured ceiling, double glazed window to front aspect, radiator, wood laminate flooring, paddle steps leading to the loft room.

BATHROOM: (8'10" x 4'10")

Textured ceiling, obscure double glazed window to front aspect, radiator, part tiled walls, panel enclosed bath with shower above, low level WC, wash hand basin with storage cupboard below.

LOFT ROOM: (12'4" x 11'8")

Smooth plaster ceiling, double glazed window to side aspect, velux window to rear aspect, radiator, eaves

storage space.

FRONT GARDEN:

The front garden is laid to lawn with steps leading to the front door. There is also an allocated off road parking space for one car.

REAR GARDEN:

The enclosed & secluded rear garden is laid to patio with a raised wood decked area. There is also side & rear access via gates.

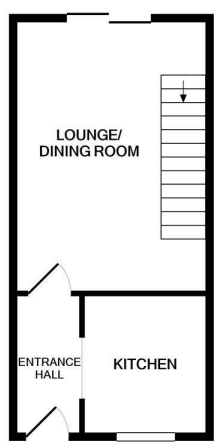
OTHER INFORMATION:

LOCAL COUNCIL: Southampton City Council

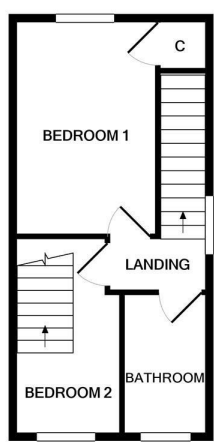
COUNCIL TAX BAND: B

SELLERS POSITION: No Forward Chain

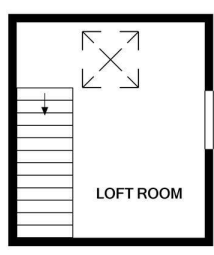
****The current tenant is paying £950 per calendar month & has a tenancy agreement until 31st May 2024****



GROUND FLOOR

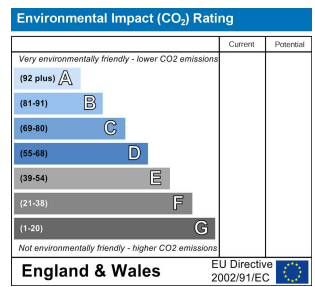
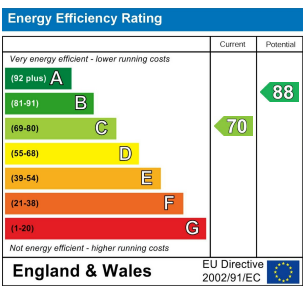


1ST FLOOR



LOFT ROOM

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
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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.