



Stanford Estate Agents are delighted to present this spacious & well presented two bedroom coach house in Bitterne. The property boasts an en suite to the master bedroom, two double bedrooms & allocated off road parking. An internal viewing is highly recommended to avoid disappointment.

**Directions**

**ENTRANCE HALL:**

Smooth plaster ceiling, stairs to first floor landing, loft hatch, airing cupboard, built in storage cupboard, double glazed window to rear aspect.

**OPEN PLAN LOUNGE/KITCHEN/DINING ROOM: (18'7" x 18'6")**

Coved & smooth plaster ceiling, double glazed window to front aspect, double glazed window to rear aspect, double glazed French style doors to the front aspect, electric wall mounted heater, television point, television point, a range of wall mounted & base level units, roll top work surfaces, built in electric hob & electric oven with extractor hood above, space & plumbing for a washing machine, space for a fridge/freezer, space for a tumble dryer, tiling to principle areas.

**BEDROOM 1: (10'11" x 9'0")**

Smooth plaster ceiling, double glazed window to front aspect, electric wall mounted heater, built in wardrobe.

**EN SUITE:**

Smooth plaster ceiling, extractor fan, fully tiled shower cubicle, low level WC, pedestal wash hand basin, heated towel rail.

**BEDROOM 2: (10'0" x 9'4")**

Smooth plaster ceiling, double glazed window to rear aspect, electric wall mounted heater, built in wardrobe.

**FAMILY BATHROOM: (6'2" x 5'6")**

Smooth plaster ceiling, obscure double glazed window to rear aspect, extractor fan, panel enclosed bath with shower above, low level WC, heated towel rail, pedestal wash hand basin, part tiled walls.

**OUTSIDE:**

The property has an allocated off road parking space for one car.

**LEASE INFORMATION:**

The seller has provided the following lease information, however, this information should be clarified by a conveyancer/legal advisor before completing a purchase.

Years Remaining On The Lease: 136 Years  
Ground Rent & Service Charge: £2,000 Per Annum

**OTHER INFORMATION:**

**LOCAL COUNCIL:** Southampton City Council

**COUNCIL TAX BAND:** Band C

**SELLERS POSITION:** Has Found A Property To Purchase With No Forward Chain



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, ceilings, 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 a guide only for prospective purchasers. The services, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 12/2023

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	
<b>England &amp; Wales</b>	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	
<b>England &amp; Wales</b>	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.