



Stanford Estate Agents are delighted to present this extended & immaculately presented three bedroom semi detached house in Highfield. The property boasts a lounge, family room/study, 21ft x 18ft kitchen/breakfast room, southerly facing garden & a workshop. An internal viewing viewing is recommended.

Directions

ENTRANCE HALL:

Smooth plaster ceiling, radiator, stairs to first floor landing, two under stairs storage cupboards.

LOUNGE: (14'9" x 12'8")

Coved & textured ceiling, double glazed bay window to the front aspect, radiator, gas coal effect fire place, television point, telephone point.

FAMILY ROOM/STUDY: (13'3" z 10'10")

Coved & textured ceiling, feature fire place, bi-folding doors to rear aspect leading to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM: (21'6" x 18'4")

Smooth plaster ceiling, double glazed window to side aspect, double glazed door to side aspect, double glazed window to rear aspect, double glazed French style doors to rear aspect leading to the rear garden, two Velux windows to rear aspect, two stainless steel sinks with drainer & mixer taps above, two radiators, a range of wall mounted & base level units, roll top work surfaces, tiling to principal areas, space for an American style fridge/freezer, space & plumbing for a dishwasher, space & plumbing for a washing machine, space for a tumble dryer, space for a range style cooker with extractor hood above.

FIRST FLOOR LANDING:

Smooth plaster ceiling, loft hatch, obscure double glazed window to side aspect.

BEDROOM 1: (14'11" x 12'9")

Smooth plaster ceiling, double glazed bay window to front aspect, radiator.

BEDROOM 2: (13'2" x 10'11")

Smooth plaster ceiling, double glazed window to rear aspect, radiator.

BEDROOM 3: (9'6" x 7'10")

Smooth plaster ceiling, double glazed window to rear aspect, radiator, airing cupboard.

SHOWER ROOM: (5'11" x 5'10")

Smooth plaster ceiling, inset down lighting, obscure double glazed window to front aspect, heated towel rail, fully tiled walls, fully tiled shower cubicle, low level WC, wash hand basin with storage cupboard below.

FRONT GARDEN:

The front garden has been mainly laid to shingle & there is a driveway providing off road parking.

REAR GARDEN:

The southerly facing & secluded rear garden is very well presented & has been designed for easy maintenance. There is also side access & a raised wood decked area.

WORKSHOP:

Timber construction with power & light.

OTHER INFORMATION:

LOCAL COUNCIL: Southampton City Council

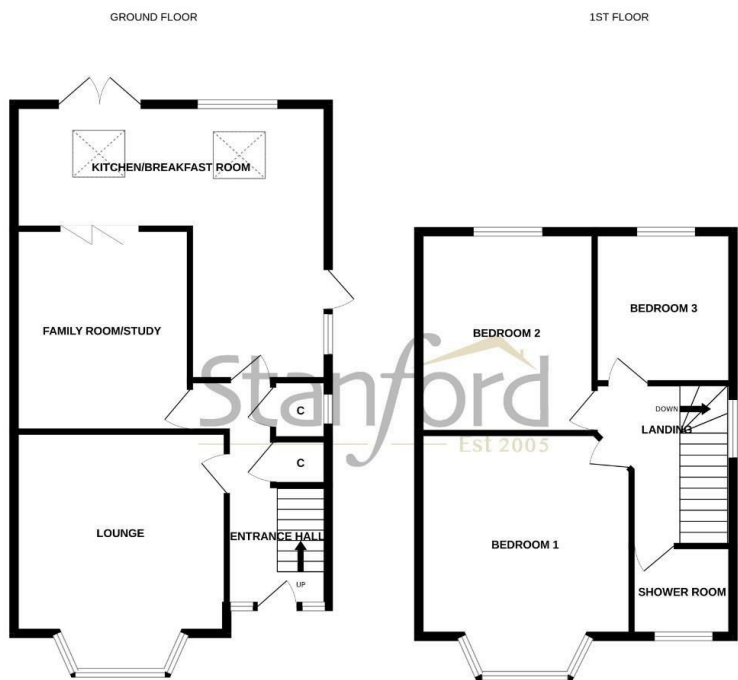
COUNCIL TAX BAND: C

EPC RATING: D

SELLERS POSITION: Looking To Purchase A Property

INFANT/JUNIOR SCHOOL: Portswood Primary School/Highfield C Of E Primary School

SECONDARY SCHOOL: Cantell School



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 is given as to their operability or efficiency can be given. Made with Measure (2022)

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

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