



Whistler Road - £240,000

Stanford  
Est 2005



# 4 Whistler Road, Sholing, Southampton, SO19 1DX

Asking Price £240,000

Stanford Estate Agents are delighted to welcome to the market this beautifully presented throughout, two double bedroom, mid terrace house in the popular location of Sholing. This fabulous property is spacious throughout and briefly comprises of a light and airy 21ft sitting/dining room, modern kitchen, conservatory, 17ft master bedroom, stylish shower room and a lovely south westerly facing rear garden. This stunning property would make an ideal first buy/investment.

## Entrance Hall:

Doors leading to kitchen and sitting/dining room, stairs leading to the first floor landing, radiator, under stairs storage cupboard, various power points with the room being laid to Karndean flooring.

## Sitting/Dining Room: (21'5" x 12'8" max)

Two double glazed windows and sliding doors leading to the conservatory, door leading to kitchen, two radiators, television and various power points with the room being laid to Karndean flooring.

## Kitchen; (10'0" x 8'8")

Well presented modern fitted kitchen with a smooth plaster ceiling, double glazed window to rear aspect, 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 mixer tap over, integrated appliances consisting of an electric oven and four ring gas hob with extractor over, space and plumbing for a washing machine and tall standing fridge/freezer with the room being laid to tiled flooring.

## Conservatory: (13'8" x 7'4")

A UPVC and double glazed construction with a polycarbonate roof, French doors leading to the rear garden with the room being laid to tiled flooring.

## Landing:

Access to loft via loft hatch, doors leading to both bedrooms and shower room and laid to carpet.

## Master Bedroom: (17'0" x 8'7")

Two double glazed windows to front aspect, storage cupboard, built in wardrobes, radiator, various power points with the room being laid to carpet.

## Bedroom Two; (12'9" x 11'2")

Double glazed window overlooking the rear garden, storage cupboard housing boiler, radiator, various power points with the room being laid to carpet.

## Shower Room:

A stunning and stylish modern fitted shower room with a smooth plaster ceiling, obscure double glazed window to rear aspect, floor to ceiling tiling, a suite comprising walk in double shower enclosure, vanity wash hand basin, low-level WC and chrome heated towel rail with the room being laid to wood effect flooring.

## Front Garden:

A beautifully landscaped front garden which has been mainly laid to patio and attractive shingle with a pathway leading to the front door.

## Rear Garden:

A well presented, private and enclosed low maintenance south westerly facing rear garden which has been mainly laid to patio with an attractive shingle border and a pathway leading to the gated pedestrian rear access.

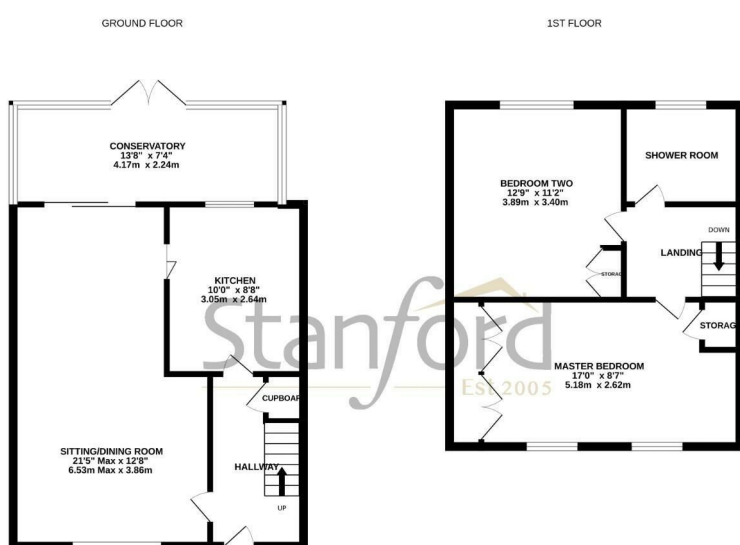
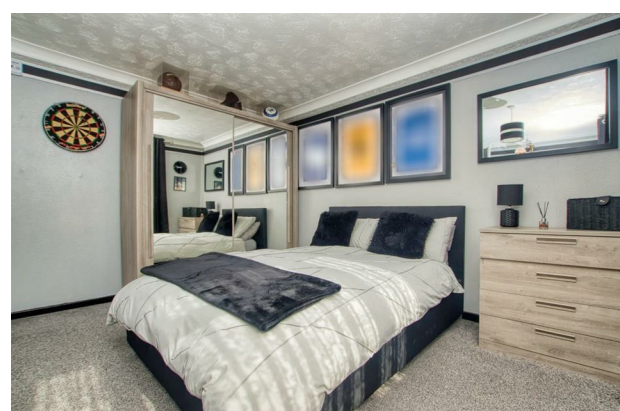
## Other Information:

Local Council: Southampton City Council

Council Tax Band: B

Sellers Position: Looking To Purchase A Property

Viewing: By Appointment



While every attempt has been made to ensure the accuracy of the floorplan, contained room measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. See also: Eas with drawings 10/23

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



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