



Stanford Estate Agents are delighted to offer with no forward chain, this very well presented, three bedroom, end of terrace house in the popular location of Midanbury. This fabulous home offers spacious rooms throughout and briefly comprises of an 18ft Sitting Room, separate dining room, modern kitchen and utility room, downstairs cloakroom, stylish bathroom, lovely rear garden and parking.

Directions

Entrance Hall
Smooth plaster ceiling, door leading to dining room, stairs leading to first floor landing, radiator, under stairs storage cupboard and laid to carpet.

Dining Room: (14'9" x 7'10")
Coved to smooth plaster ceiling, opening leading to kitchen, doors leading to utility room and sitting room, storage cupboard, radiator, various power points with the room being laid to wood effect laminate flooring.

Kitchen: (9'7" x 9'1")
Coved to smooth plaster ceiling, double glazed window to front aspect, tiling to principal areas, fitted with a range of matching wall and base level units with rolled edged worktops, stainless steel sink and drainer with swan neck mixer tap over, integrated electric oven and four ring gas hob with extractor over, the room itself has been laid to tiled flooring.

Sitting Room: (18'5" x 10'5")
Smooth plaster ceiling, dual aspect double glazed windows and French doors leading to the rear garden, gas feature fireplace with marble surround and mantle over, radiator, television and various power points with the room being laid to carpet.

Utility Room: (8'2" x 6'2")
Smooth plaster ceiling, inset spotlights, double glazed window and door leading to the rear garden, tiling to principal areas, folding door leading to the cloakroom/WC, fitted with a range of matching wall and base level units with rolled edge worktops, stainless steel sink and drainer with mixer tap over, space and plumbing for a washing machine, tumble dryer, dishwasher and American style fridge/freezer with the room being laid to wood effect laminate flooring.

Cloakroom:
Smooth plaster ceiling, obscure double glazed window to rear aspect, tiling to principal areas, vanity wash hand basin and low-level WC with the room being laid to vinyl flooring.

First Floor Landing:
Smooth plaster ceiling, doors leading to all bedrooms, bathroom and cloakroom, airing cupboard and laid to carpet.

Master Bedroom: (12'6" x 10'4")
Smooth plaster ceiling, double glazed window to front aspect, built in wardrobe, radiator, various power points with the room being laid to carpet.

Bedroom Two: (10'7" x 9'11")
Smooth plaster ceiling, access to loft via loft hatch, double glazed window to front aspect, radiator, various power points with the room being laid to carpet.

Bedroom Three: (8'3" x 7'4")
Smooth plaster ceiling, double glazed window overlooking the rear garden, storage cupboard, radiator, various power points with the room being laid to carpet.

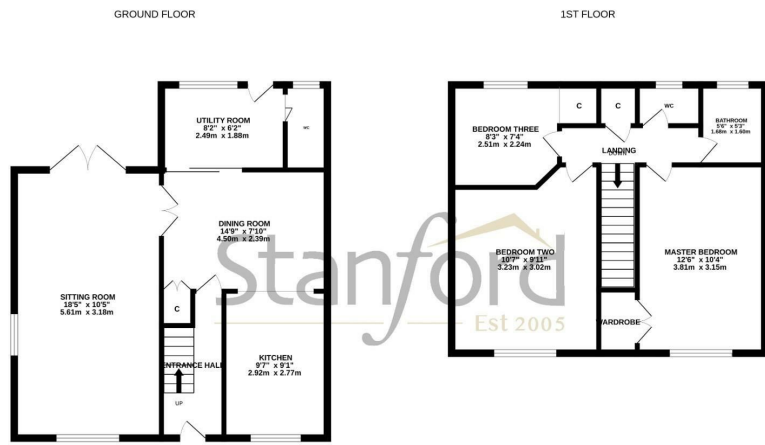
Family Bathroom: (5'6" x 5'3")
Smooth plaster ceiling, obscure double glazed window to rear aspect, tiling to principal areas, radiator, a suite comprising panel enclosed bath with shower over and a pedestal wash hand basin with the room being laid to tiled flooring.

Upstairs Cloakroom/WC:
Smooth plaster ceiling, obscure double glazed window to rear aspect, low-level WC with the room being laid to tiled flooring.

Front Garden:
Mainly laid to lawn with a pathway leading to the front door.

Rear Garden:
A private and enclosed rear garden which has been mainly laid to lawn with a paved patio seating area and a pathway leading to the gated pedestrian side access.

Other Information:
Local Council: Southampton City Council
Council Tax Band: B
Sellers Position: No Forward Chain
Local Primary School: Moorlands Primary School
Local Secondary School: Bitterne Park School



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, buildings, 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 here are not tested and no guarantee as to their operability or efficiency can be given. www.stanford.co.uk

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

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

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