





Stanford Estate Agents are delighted to offer to the market with no forward chain, this beautifully presented throughout, three bedroom, semi detached house in a requested location of Bitterne. This stunning and spacious home benefits from three reception rooms, a stylish 14ft kitchen, generous sized easterly facing rear garden, garage and off road parking.

**Directions**

**Entrance Hall:**  
Coved to smooth plaster ceiling, doors leading to sitting room, family room, kitchen and downstairs cloakroom, radiator, under stairs storage cupboard with the room being laid to engineered oak wood flooring.

**Sitting Room: (11'11" x 10'11")**  
A light and airy sitting room with a coved to smooth plaster ceiling, double glazed bay window to front aspect, electric feature fireplace with stone surround and mantle over, radiator, television and various power points with the room being laid to carpet.

**Family Room; (13'1" x 10'11")**  
Coved to smooth plaster ceiling, opening leading to dining room, feature fireplace with brick built surround, tiled hearth and wooden mantle over, radiator, various power points with the room being laid to carpet.

**Dining Room; (9'0" x 8'10")**  
Smooth plaster ceiling, inset spotlights, feature skylights, double glazed French doors leading to the rear garden, various power points with the room being laid to engineered oak wood flooring.

**Kitchen: (14'10" x 6'10")**  
A beautifully presented stylish fitted kitchen with a coved to smooth plaster ceiling, inset spotlights, dual aspect double glazed window and door leading to the rear garden, radiator, tiling to principal areas, fitted with a range of matching wall and base level units, contrasting worktops, porcelain sink and drainer with mixer tap over, integrated appliances consisting of an electric oven and hob with extractor over and dishwasher, space and plumbing for a washing machine, tumble dryer and tall standing fridge/freezer with the room being laid to wood effect flooring.

**Landing;**  
Coved to smooth plaster ceiling, access to loft via loft hatch, double glazed window to side aspect, doors leading to all bedrooms and family bathroom and laid to carpet.

**Master Bedroom: (11'11" x 10'11")**  
Coved to smooth plaster ceiling, double glazed bay window to front aspect, built in wardrobes, radiator, various power points with the room being laid to carpet.

**Bedroom Two (13'0" x 9'8")**

Coved to smooth plaster ceiling, double glazed window overlooking the rear garden, built in wardrobes, radiator, various power points with the room being laid to carpet.

**Bedroom Three: (8'11" x 7'0")**  
Coved to smooth plaster ceiling, double glazed window overlooking the rear garden, radiator, various power points with the room being laid to wood effect flooring.

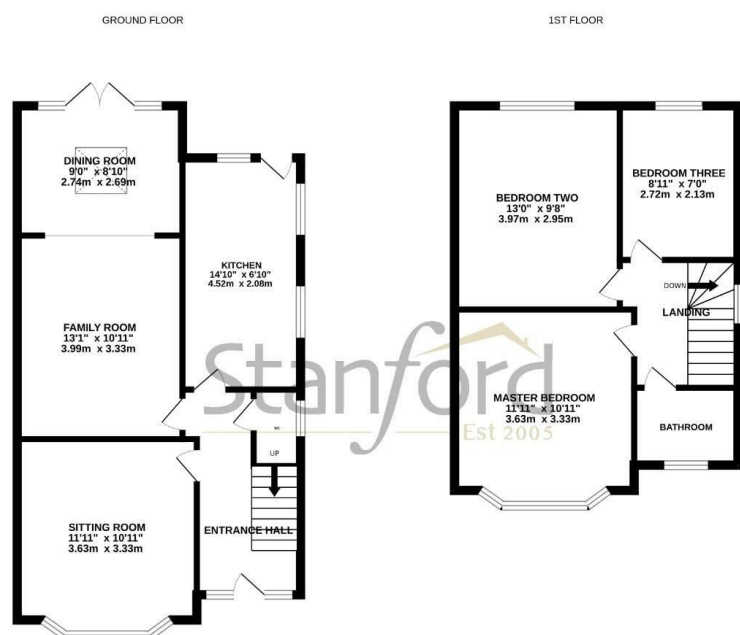
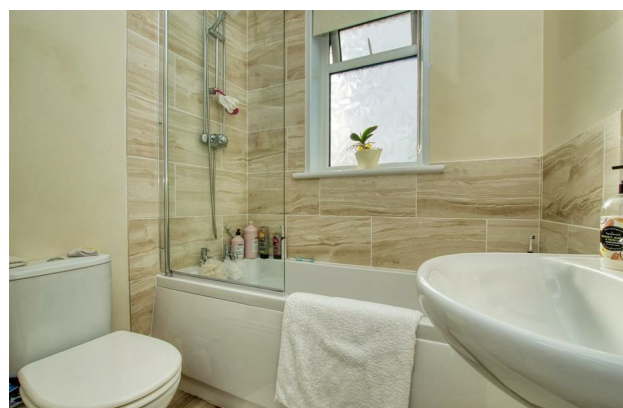
**Family Bathroom:**  
A stylish and well presented modern fitted bathroom with a smooth plaster ceiling, inset spotlights, obscure double glazed window to front aspect, tiling to principal areas, radiator, a suite comprising panel enclosed bath with shower over, pedestal wash hand basin and low-level WC with the room being laid to wood effect flooring.

**Front Garden**  
Mainly laid to lawn with a driveway providing off-road parking for two vehicles and pathway leading to the front door.

**Rear Garden:**  
Generous sized landscaped easterly facing rear garden which has been mainly laid to lawn with a raised patio seating and entertaining area with a pathway leading to the garage and gated pedestrian side access.

**Garage:**  
Located to the side of the property with power and lighting connected and accessed via an up and over door, Currently used as a workshop.

**Other Information:**  
Local Council: Southampton City Council  
Council Tax Band: C  
Sellers Position: No Forward Chain  
Local Primary School: Bitterne CE Primary School  
Secondary School: Bitterne Park School  
Viewing: By Appointment Only



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, lengths, heights and any other items are approximate and no responsibility is taken for any errors or omissions. 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 made as to their quantity or efficiency can be given. (Date and Version: 02/22)

| 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 |                         |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC | <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.