



Stanford Estate Agents are delighted to offer with no forward chain, this beautifully presented throughout, three bedroom mid terrace house in the popular location of Weston. This spacious property offers light and spacious rooms throughout in the form of a sitting/dining room, modern kitchen, downstairs cloakroom, three double bedrooms, stylish family bathroom, a delightful rear garden and off road parking.

Directions

Entrance Hall
Smooth plaster ceiling, openings leading to sitting/dining room and kitchen, door leading to downstairs cloakroom, two storage cupboards, radiator, various power points with the room being laid to wood effect flooring.

Sitting/Dining Room: (14'4" x 13'11")
Smooth plaster ceiling, double glazed door and French doors leading to the rear garden, stairs leading to the first floor landing, two radiators, television and various power points with the room being laid to wood effect flooring.

Kitchen: (11'2" x 6'4")
A very well presented, modern fitted kitchen with a smooth plaster ceiling, inset spotlights, double glazed window to front aspect, 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, dishwasher and tall standing fridge/freezer with the room being laid to wood effect vinyl flooring.

Cloakroom:
Smooth plaster ceiling, extractor fan, tiling to principal areas, radiator, wash hand basin and low level WC with the room being laid to wood effect vinyl flooring.

First Floor Landing:
Smooth plaster ceiling, doors leading to master bedroom, bedroom two and bathroom, spiral stair case leading to bedroom three, radiator with the room being laid to oak flooring.

Master Bedroom: (13'10" x 9'9")
Smooth plaster ceiling, two double glazed windows to front aspect, built in mirrored wardrobes, radiator, various power points with the room being laid to engineered oak wood flooring.

Bedroom Two: (10'5" x 8'11")
Smooth plaster ceiling, two double glazed windows over looking the rear garden, radiator, various power points with the room being laid to engineered oak wood flooring.

Bathroom: (6'9" x 6'7")
A beautifully presented modern fitted bathroom with a smooth plaster ceiling, tiling to principal areas, a suite comprising of a panel enclosed bath with shower over, wash hand basin, low level WC and a heated towel rail with the room being laid to tiled flooring.

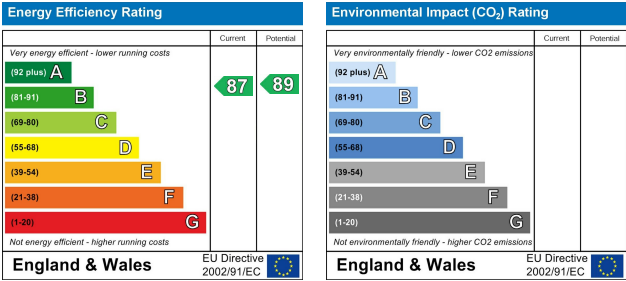
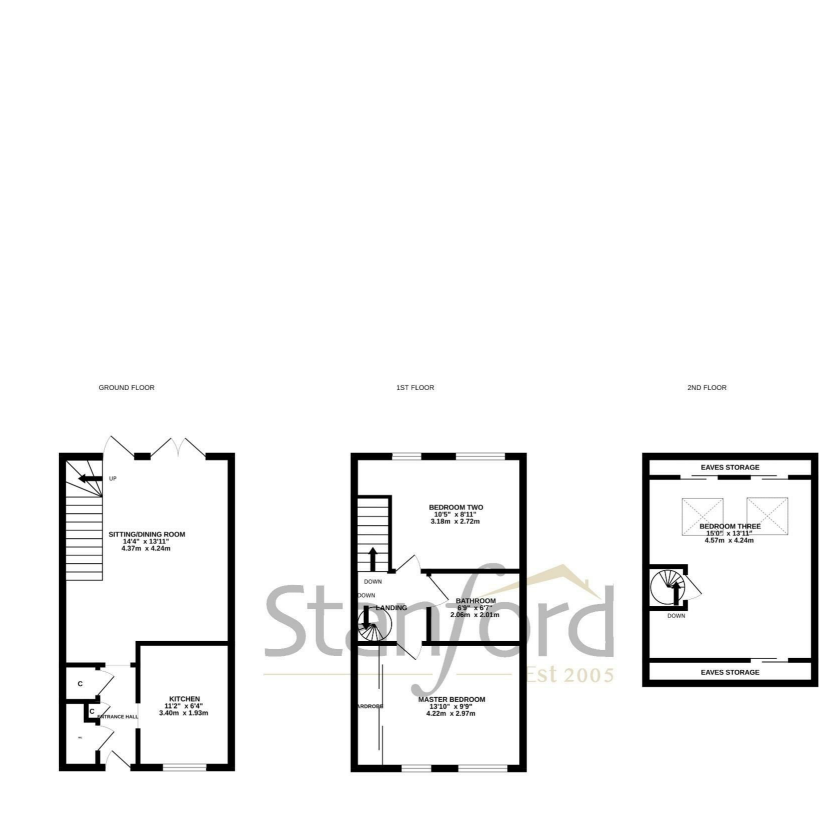
Spiral Staircase to:

Bedroom Three: (15'0" x 13'11")
Smooth plaster ceiling, inset spotlights, two double glazed Velux windows, eaves storage, radiator, various power points with the room being laid to wood effect laminate flooring.

Front Garden:
Mainly laid to attractive brick paving providing driveway parking and a pathway to the front door.

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

Other Information:
Local Council: Southampton City Council
Council Tax Band: B
Sellers Position: No Forward Chain
Viewing: By Appointment



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.