



Stanford Estate Agents are delighted to present this impressive three bedroom semi detached house in Midanbury. The property is immaculate throughout & boasts a 17ft x 15ft kitchen/breakfast room, double glazing, gas central heating & driveway parking. An internal viewing is highly recommended.

Directions

ENTRANCE HALL:
Smooth plaster ceiling, radiator, stairs to first floor landing, under stairs storage cupboard.

LOUNGE: (12'6" x 10'10")
Coved & textured ceiling, double glazed bay window to front aspect, radiator, television point, telephone point.

KITCHEN/BREAKFAST ROOM: (17'1" x 15'11")
Smooth plaster ceiling, inset down lighting, double glazed window to side aspect, double glazed door to rear aspect, double glazed French style doors to rear aspect leading out to the rear garden, a range of wall mounted & base level units, roll top work surfaces, space for an American style fridge/freezer, built in electric hob with extractor hood above, built in double electric oven, built in dishwasher, sink with mixer tap above.

FIRST FLOOR LANDING:
Smooth plaster ceiling, loft hatch, double glazed window to side aspect.

BEDROOM 1: (12'7" x 7'7")
Smooth plaster ceiling, double glazed bay window to front aspect, radiator, built in wardrobes.

BEDROOM 2: (11'2" x 10'2")
Smooth plaster ceiling, double glazed window to rear aspect, radiator, wood laminate flooring.

BEDROOM 3: (7'5" x 7'0")
Smooth plaster ceiling, double glazed window to front aspect, radiator, wood laminate flooring.

FAMILY BATHROOM: (8'1" x 4'9")
Smooth plaster ceiling, obscure double glazed window to side aspect, part tiled walls, panel enclosed bath, low level WC, wash hand basin, fully tiled shower cubicle.

FRONT GARDEN:

The front garden is mainly laid to slate with a block paved driveway providing off road parking.

REAR GARDEN:
The secluded & well presented rear garden is of a good size & is mainly laid to lawn with a raised patio area, wood decked area & side access via double wooden gates.

OTHER INFORMATION:
LOCAL COUNCIL: Southampton City Council
COUNCIL TAX BAND: Band C
SELLERS POSITION: Looking To Purchase A Property
INFANT/JUNIOR SCHOOL: Bitterne Park Primary School
SECONDARY SCHOOL: Bitterne Park School

GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 for their operability or efficiency on the ground. Made with Metropix 10/2023

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	66	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		

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