



Stanford Estate Agents are delighted to present this impressive & well presented two bedroom house in West End. The property is situated in a quiet cul-de-sac & boasts double glazing, gas central heating, garage & off road parking. An internal viewing is very highly recommended.

Directions

ENTRANCE HALL:
Textured ceiling.

LOUNGE/DINING ROOM: (15'0" x 12'7")
Textured ceiling, double glazed window to front aspect, two radiators, spiral staircase leading to the first floor, television point, telephone point.

KITCHEN: (12'11" x 7'11")
Textured ceiling, double glazed window to rear aspect, double glazed door to rear aspect leading out to the rear garden, radiator, space for a fridge/freezer, space & plumbing for a washing machine, space & plumbing for a dishwasher, a range of wall mounted & base level units, roll top work surfaces, stainless steel sink & drainer with mixer tap above, tiling to principle areas, built in gas hob & electric oven with extractor hood above.

FIRST FLOOR LANDING:
Textured ceiling, loft hatch.

BEDROOM 1: (12'7" x 8'3")
Textured ceiling, double glazed window to front aspect, radiator.

BEDROOM 2: (12'10" x 7'5")
Textured ceiling, double glazed window to rear aspect, radiator, airing cupboard.

FAMILY BATHROOM: (7'4" x 4'8")
Textured ceiling, velux window, heated towel rail, part tiled walls, panel enclosed bath with shower above, low level WC, wash hand basin.

FRONT GARDEN:
Mainly laid to shingle with a path leading to the front door.

REAR GARDEN:
The secluded & enclosed rear garden is mainly laid to wood decking with a raised patio/shingle area & rear access via a gate. The garage & off road parking are located to the rear of the property.

OTHER INFORMATION:

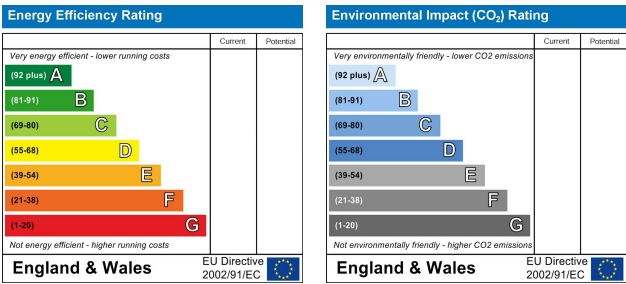
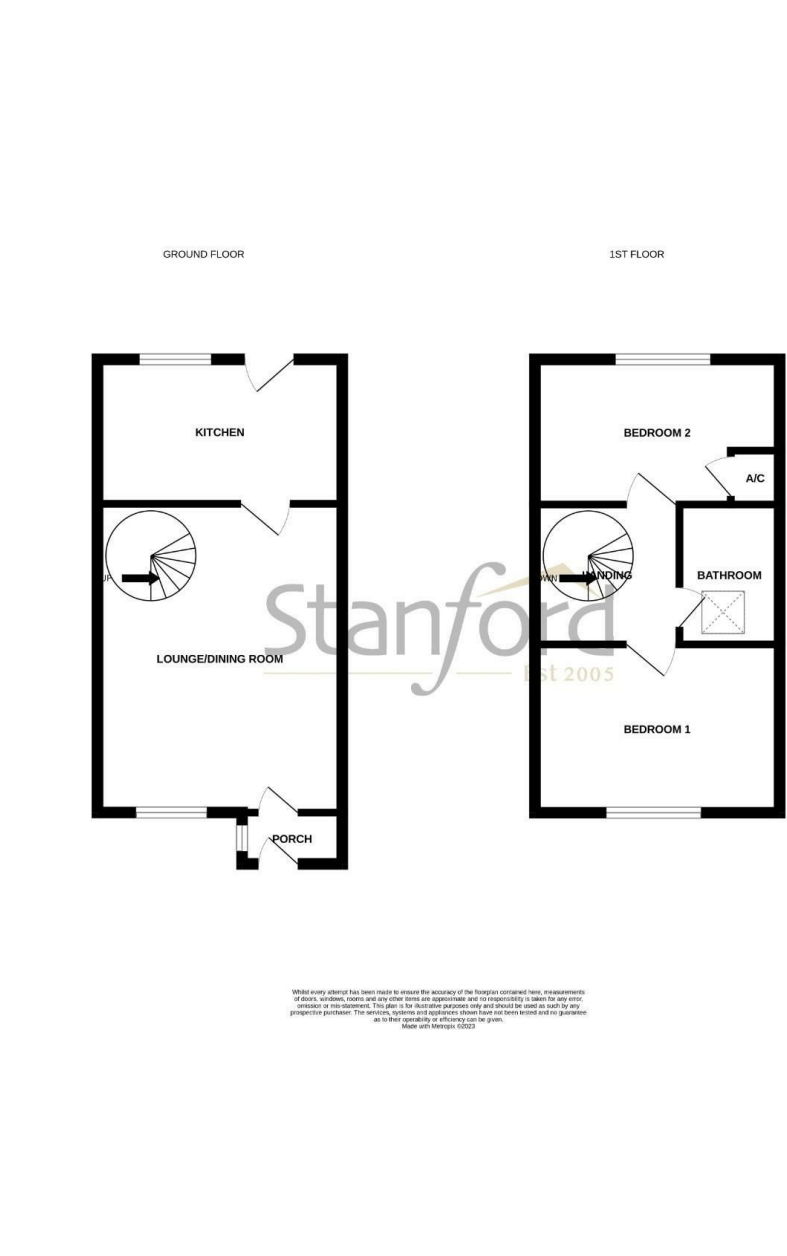
LOCAL COUNCIL: Eastleigh Borough Council

COUNCIL TAX BAND: Band B

SELLERS POSITION: Looking To Purchase A Property Locally

INFANT/JUNIOR SCHOOL: Townhill Infant School/Townhill Junior School

SECONDARY SCHOOL: Bitterne Park School



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.