

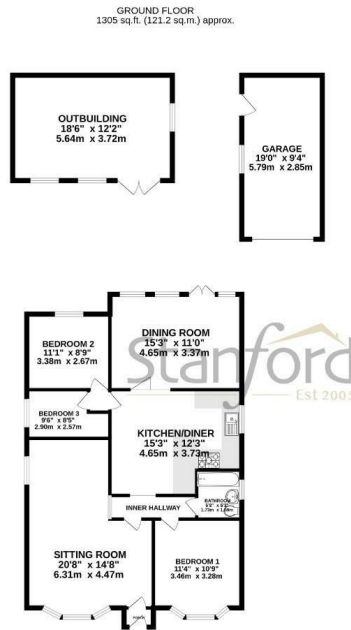


# 30 Shelley Road, Southampton, SO19 6QJ

Offers In Excess Of

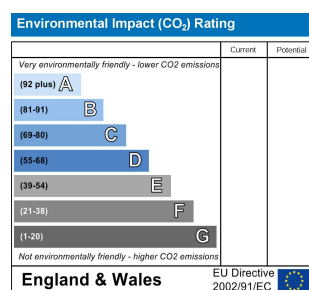
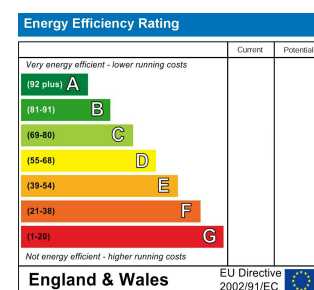
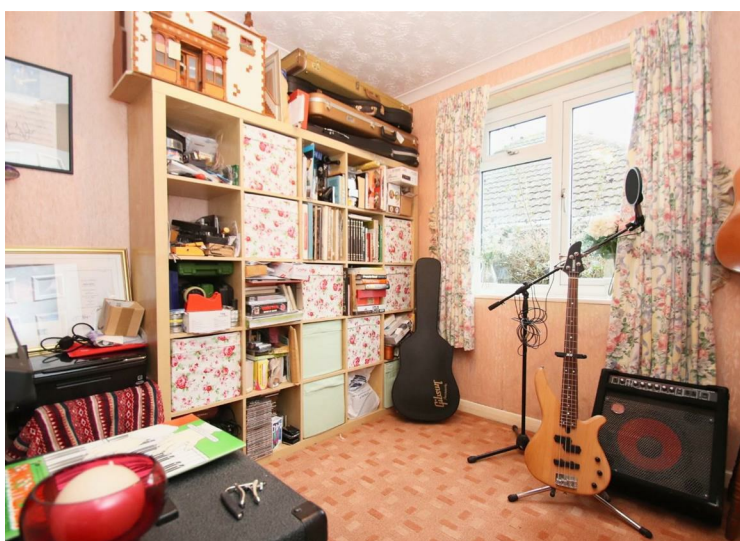
£325,000

Stanford Estate Agents are delighted to offer this well presented, three bedroom, detached bungalow situated within the highly requested Poet's Estate in Thornhill. This spacious home boasts a 20ft lounge, a 15ft kitchen/breakfast room, dining room, modern family bathroom, south west facing rear garden, 19ft garage, useful outbuilding and driveway parking for multiple vehicles.



TOTAL FLOOR AREA: 1305 sq. ft. (121.2 sq. m.) approx.

While every effort has been made to ensure the accuracy of this floor plan, the measurements are approximate and should not be relied upon for any legal purpose. The agent is not responsible for any errors or omissions in this plan. All dimensions are approximate and should be verified by the buyer.



Tel: 023 8202 9966  
 Email: [bitterne@stanfordestateagents.co.uk](mailto:bitterne@stanfordestateagents.co.uk)  
 Address: 394 Bitterne Road, Bitterne, SO18 5RS



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 quotations are available on

