



Spring Road - £400,000

Stanford
Est 2005



Stanford Estate Agents are delighted to present this impressive three/four bedroom semi detached house in Sholing. The property is well presented throughout & boasts massive potential with a lounge, family/dining room, family bathroom, shower room, driveway parking & is situated on a generous plot.

ENTRANCE HALL:

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

LOUNGE: (15'0" x 13'11")

Smooth plaster ceiling, double glazed window to front aspect, radiator, telephone point, television point.

FAMILY/DINING ROOM: (21'10" x 14'1")

Smooth plaster ceiling, double glazed bay window to rear aspect, two radiators, double glazed window to rear aspect.

KITCHEN: (14'10" x 9'6")

Textured ceiling, double glazed window to side aspect, a range of of wall mounted & base level units, roll top work surfaces, stainless steel sink & drainer with mixer tap above, built in gas hob & electric oven with extractor hood above, space & plumbing for a washing machine, space for a fridge/freezer, tiling to principal areas.

REAR LOBBY:

Coved & textured ceiling.

SHOWER ROOM: (6'8" x 6'5")

Coved & textured ceiling, velux window to rear aspect, fully tiled shower cubicle, low level WC, pedestal wash hand basin, radiator, fully tiled walls.

LEAN TO: (10'3" x 6'1")

Space for a tumble dryer, door leading out to the rear garden.

FIRST FLOOR LANDING:

Smooth plaster ceiling, double glazed window to side aspect.

BEDROOM 1: (13'11" x 12'0")

Smooth plaster ceiling, double glazed window to front aspect, radiator.

BEDROOM 2: (11'5" x 11'0")

Smooth plaster ceiling, double glazed window to rear aspect, radiator.

BEDROOM 3: (14'2" x 9'11")

Smooth plaster ceiling, double glazed window to rear aspect, radiator.

BEDROOM 4/DRESSING ROOM/STUDY: (15'6" x 9'8")

Smooth plaster ceiling, double glazed window to rear aspect, double glazed window to side aspect, radiator.

BATHROOM: (10'8" x 9'6")

Smooth plaster ceiling, obscure double glazed window to front aspect, roll top bath, fully tiled shower, high level WC, wash hand basin, radiator.

FRONT GARDEN:

The front garden is laid to lawn with a tarmac driveway providing off road parking.

GARAGE:

Single garage with direct access from the garden.

REAR GARDEN:

The secluded rear garden is of a very good size & is mainly laid to lawn with a patio area. There is also side access via a gate.

OTHER INFORMATION:

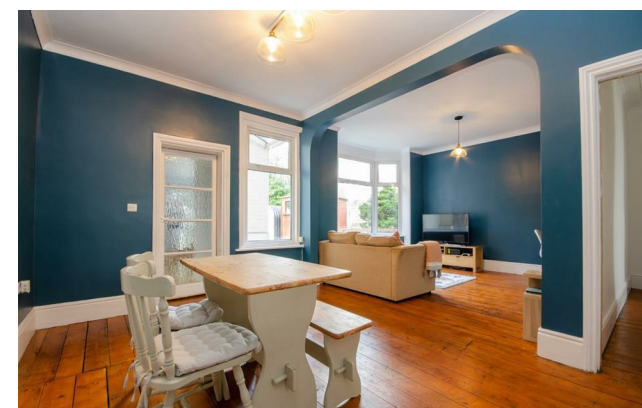
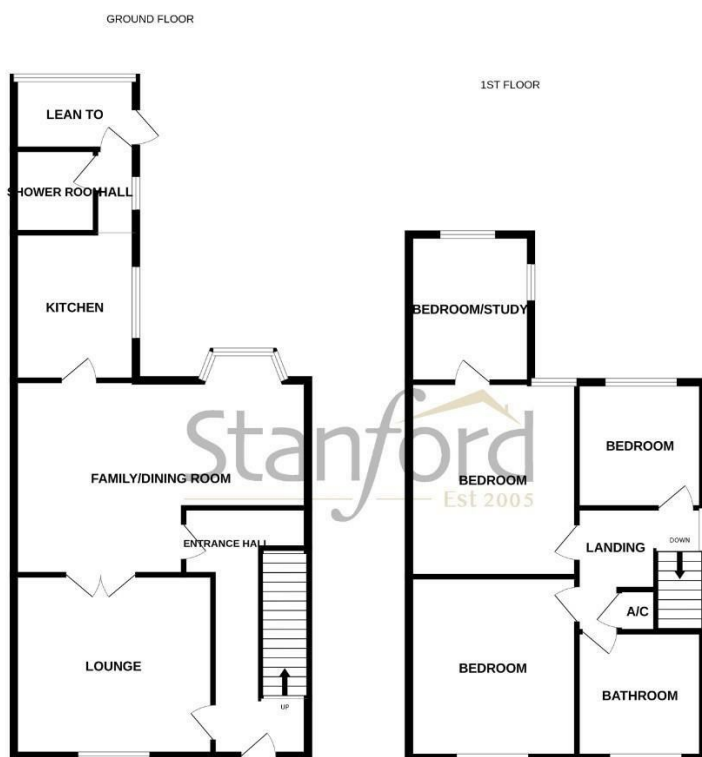
LOCAL COUNCIL: Southampton City Council

COUNCIL TAX BAND: Band C

SELLERS POSITION: Looking To Purchase A Property Locally

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

SECONDARY SCHOOL: Oasis Academy Sholing



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 a guide only by prospective purchasers. The number, position and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given. Made with Metreque C3023

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Energy Efficiency Rating	
Current	Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
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 CO₂ emissions

England & Wales 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

