



Noyce Court - £400,000

Stanford
Est 2005



1 Noyce Court, West End, Southampton, SO30 3HY

Offers In Excess Of

£100,000

Stanford Estate Agents are delighted to present this stunning & spacious four bedroom semi detached town house in West End. The property is immaculate throughout & boasts an en suite & dressing area to the master bedroom, cloakroom, garage & driveway parking. An internal viewing is recommended.

ENTRANCE HALL:

Smooth plaster ceiling, stairs to first floor landing, radiator.

CLOAKROOM:

Smooth plaster ceiling, radiator, low level WC, wash hand basin.

KITCHEN/BREAKFAST ROOM: (14'7" x 8'2")

Smooth plaster ceiling, double glazed window to front aspect, a range of wall mounted & base level units, roll top work surfaces, built in gas hob & electric oven with extractor hood above, built in dishwasher, built in washing machine, built in fridge/freezer, sink with mixer tap above, tiling to principle areas.

LOUNGE/DINING ROOM: (18'7" x 15'1")

Smooth plaster ceiling, double glazed bay window to side aspect, double glazed French style doors to rear aspect leading out to the rear garden, two radiators, under stairs storage cupboard, television point, telephone point.

FIRST FLOOR LANDING:

Smooth plaster ceiling, airing cupboard.

BEDROOM 2: (14'5" x 8'5")

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

BEDROOM 3: (12'4" x 8'5")

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

BEDROOM 4: (9'2" x 6'5")

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

FAMILY BATHROOM: (6'11" x 6'5")

Smooth plaster ceiling, obscure double glazed window to front aspect, panel enclosed bath, low level WC, wash hand basin, part tiled walls.

SECOND FLOOR LANDING:

Smooth plaster ceiling, large storage cupboard.

BEDROOM 1: (18'5" x 11'5")

Smooth plaster ceiling, two double glazed windows to side aspect, two Velux windows to rear aspect, radiator, television point, telephone point.

DRESSING AREA: (8'7" x 8'6")

Smooth plaster ceiling, built in wardrobes.

EN SUITE: (8'4" x 6'4")

Smooth plaster ceiling, obscure double glazed window to front aspect, heated towel rail, part tiled walls, fully tiled shower, low level WC, wash hand basin.

FRONT GARDEN:

Laid to lawn with a path leading to the front door.

REAR GARDEN:

Enclosed & mainly laid to lawn with a patio area. There is also rear access via a gate.

GARAGE:

The single garage is located to the rear of the property & has an up & over door. There is a driveway providing off road parking for two cars & numerous visitor parking spaces also available.

OTHER INFORMATION:

LOCAL COUNCIL: Eastleigh Borough Council

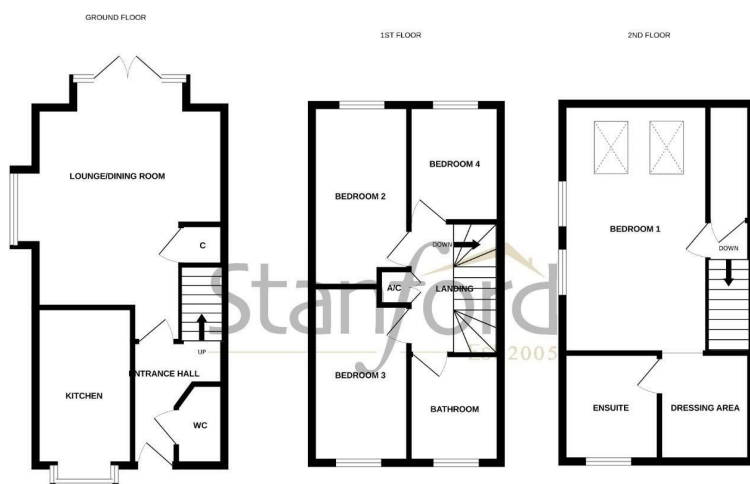
COUNCIL TAX BAND: D

SELLERS POSITION: Has Found A Property To Purchase With No Forward Chain

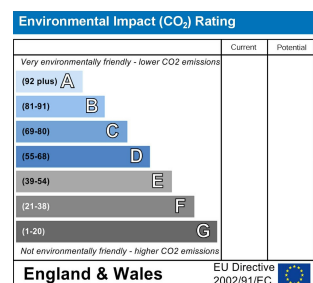
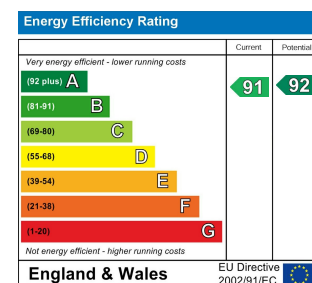
INFANT/JUNIOR SCHOOL: St James C Of E Primary School

SECONDARY SCHOOL: Wildem School

EPC RATING: B



While every attempt 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Homestyler ©2021



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