



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:

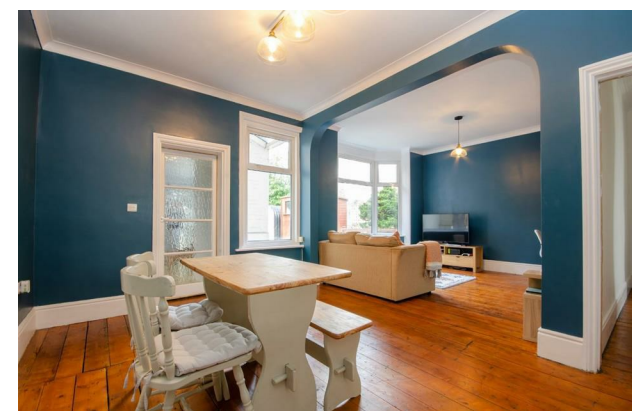
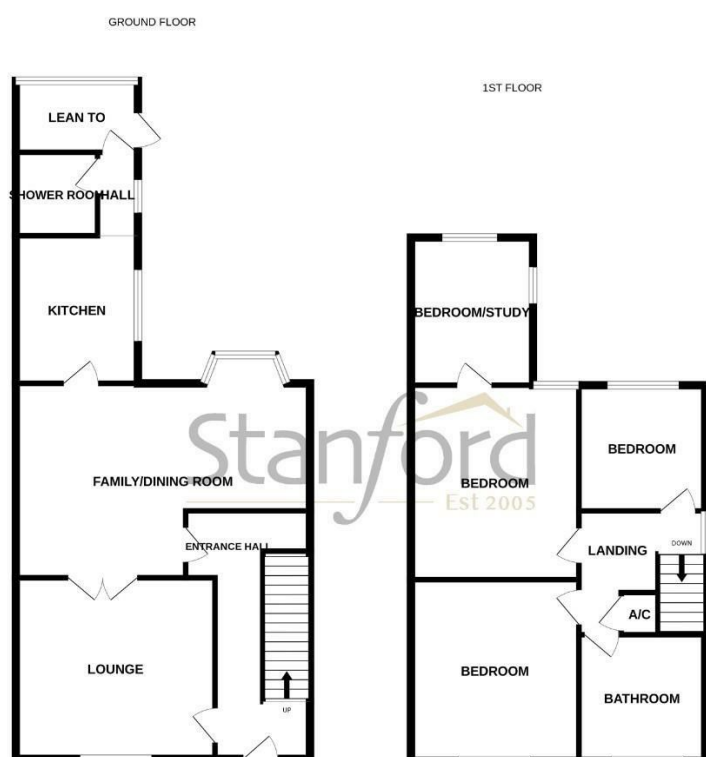
LOCAL COUNCIL: Southampton City Council

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



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

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



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