

Stanford Estate Agents are delighted to present this impressive & spacious two bedroom detached bungalow in the desirable location of Pinewood Park. The property is situated on a corner plot & boasts a 24ft x 24ft lounge/dining room, driveway parking & is offered with no forward chain.

Directions

ENTRANCE HALL:

Coved & smooth plaster ceiling, telephone point, radiator, loft hatch, airing cupboard.

LOUNGE/DINING ROOM: (24'11" x 24'1")

Coved & smooth plaster ceiling, double glazed window to front aspect, double glazed window to side aspect, double glazed sliding patio door to side aspect leading out to the rear garden, two radiators, television point.

KITCHEN: (10'0" x 8'11")

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

BEDROOM 1: (15'11" x 10'0")

Textured ceiling, double glazed window to front aspect, double glazed window to side aspect, radiator.

BEDROOM 2: (11'3" x 9'8")

Coved & textured ceiling, double glazed window to side aspect, radiator.

BATHROOM: (11'1" x 5'7")

Coved & smooth plaster ceiling, obscure double glazed window to rear aspect, heated towel rail, fully tiled walls, fully tiled shower, low level WC, pedestal wash hand basin.

FRONT GARDEN:

Mainly laid to lawn with a path leading to the front door.

REAR GARDEN:

The enclosed rear garden is mainly laid to lawn with a patio area. There is also a gated blocked paved driveway providing off road parking for one car.

OTHER INFORMATION:

LOCAL COUNCIL: Southampton City Council

COUNCIL TAX BAND: Band C

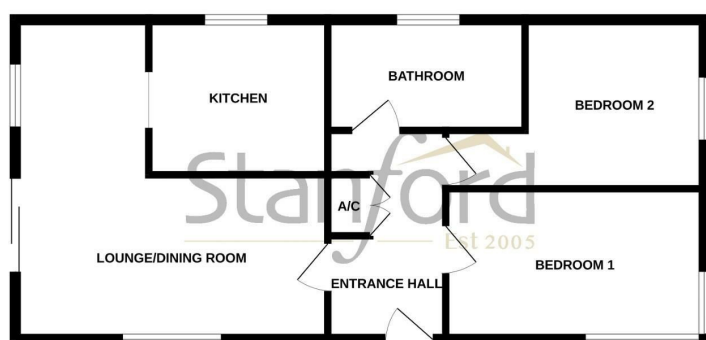
SELLERS POSITION: No Forward Chain

INFANT/JUNIOR SCHOOL: Kanes Hill Primary School

SECONDARY SCHOOL: Woodlands Community College



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, costs and any other items are approximate and no responsibility is taken for any mis-estimate or error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their condition or fitness for use is given. Made with Hoxpox 1.0.0.0

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(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
Very environmentally friendly - lower CO ₂ emissions	
(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 CO ₂ 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 request. All loans secured on property, life assurance is usually required. This can be emailed on request.