



Ullswater Avenue - £290,000

Stanford
Est 2005



35 Ullswater Avenue, West End, Southampton, SO18 3QR

Asking Price £290,000

Stanford Estate Agents are delighted to present this impressive & spacious two bedroom semi detached house in West End. The property is well presented throughout & boasts a 16ft lounge/dining room, conservatory, gas central heating, garage & driveway parking. An internal viewing is recommended.

ENTRANCE HALL:
Smooth plaster ceiling.

LOUNGE/DINING ROOM: (16'4" x 11'9")
Smooth plaster ceiling, double glazed window to front aspect, two radiators, stairs to first floor landing, television point.

KITCHEN/BREAKFAST ROOM: (11'8" x 10'7")
Smooth plaster ceiling, double glazed window to rear aspect double glazed door to rear aspect, radiator, a range of wall mounted & base level units, roll top work surfaces, stainless steel sink & drainer with mixer tap above, tiling to principle areas, breakfast bar, space for a fridge/freezer, built in electric oven with extractor hood above, built in dishwasher, space & plumbing for a washing machine.

CONSERVATORY: (12'0" x 10'7")
Brick & double glazed construction with a polycarbonate roof, radiator, wood laminate flooring, double glazed French style doors leading out to the rear garden.

FIRST FLOOR LANDING:
Smooth plaster ceiling, loft hatch, obscure double glazed window to side aspect.

BEDROOM 1: (11'10" x 9'8")
Coved & smooth plaster ceiling, double glazed window to front aspect, radiator, built in mirrored wardrobes, built in storage cupboard.

BEDROOM 2: (11'10" x 7'10")
Coved & smooth plaster ceiling, double glazed window to rear aspect, built in storage cupboard, radiator.

FAMILY BATHROOM: (6'9" x 5'6")
Smooth plaster ceiling, inset down lighting, extractor fan, heated towel rail, panel enclosed bath, low level WC, wash hand basin with storage cupboard below, shaver point, part tiled walls, fully tiled shower.

FRONT GARDEN:
Laid to lawn with a tarmac driveway providing off road parking.

GARAGE:
Single garage with an up & over door & power & light. There is door to the rear providing direct access from

the rear garden.

REAR GARDEN:
The secluded & enclosed rear garden is mainly laid to lawn with a patio & an additional raised patio area.

OTHER INFORMATION:

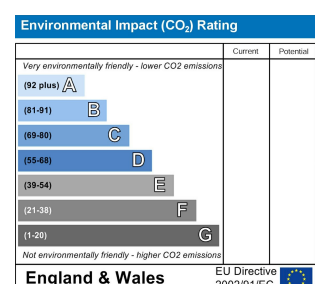
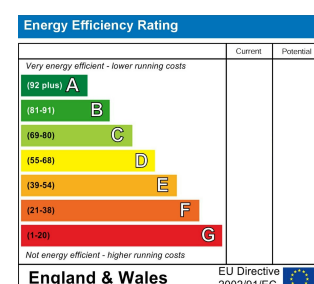
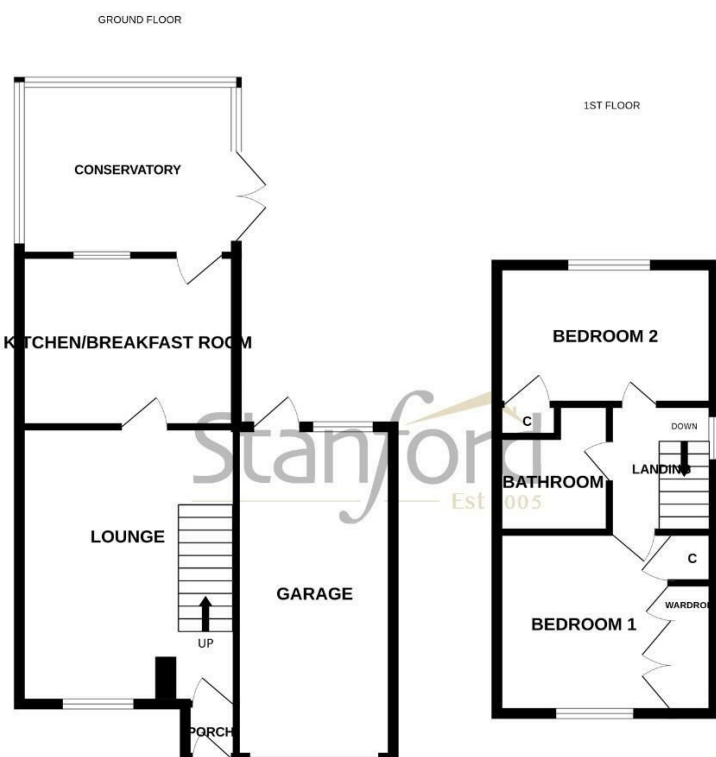
LOCAL COUNCIL: Eastleigh Borough Council

COUNCIL TAX BAND: Band C

SELLERS POSITION: Has Found A Property To Purchase Locally

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

SECONDARY SCHOOL: Bitterne Park School



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