



Stanford Estate Agents are delighted to present this impressive two bedroom detached bungalow in West End. The property is in need of some updating & boasts a garage, ample driveway parking is within walking distance to all local shops & amenities. An internal viewing is highly recommended.

Directions

ENTRANCE HALL:

Textured ceiling, loft hatch, radiator, airing cupboard.

LOUNGE: (19'5" x 10'11")

Coved & textured ceiling, double glazed bow window to front aspect, double glazed window to side aspect, two radiators, gas coal effect fire place with brick surround & wooden mantle.

KITCHEN: (12'9" x 9'0")

Textured ceiling, double glazed window to front aspect, double glazed window to side aspect, radiator, tiling to principle areas, a range of wall mounted & base level units, roll top work surfaces, space for a cooker, space & plumbing for a washing machine, space for a fridge/freezer, sink & drainer with mixer tap above.

BEDROOM 1: (13'5" x 10'11")

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

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

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

BATHROOM: (6'6" x 5'7")

Coved & textured ceiling, obscure double glazed window to side aspect, radiator, part tiled walls, pane enclosed bath, low level WC, pedestal wash hand basin.

LEAN TO CONSERVATORY: (13'5" x 6'8")

Double glazed construction with a polycarbonate roof, tiled floor, radiator, double glazed door to rear aspect leading out to the rear garden.

FRONT GARDEN:

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

REAR GARDEN:

The secluded & enclosed rear garden is mainly laid to shingle with a patio area. There is also side access via a gate.

GARAGE:

The single garage has an up & over door.

OTHER INFORMATION:

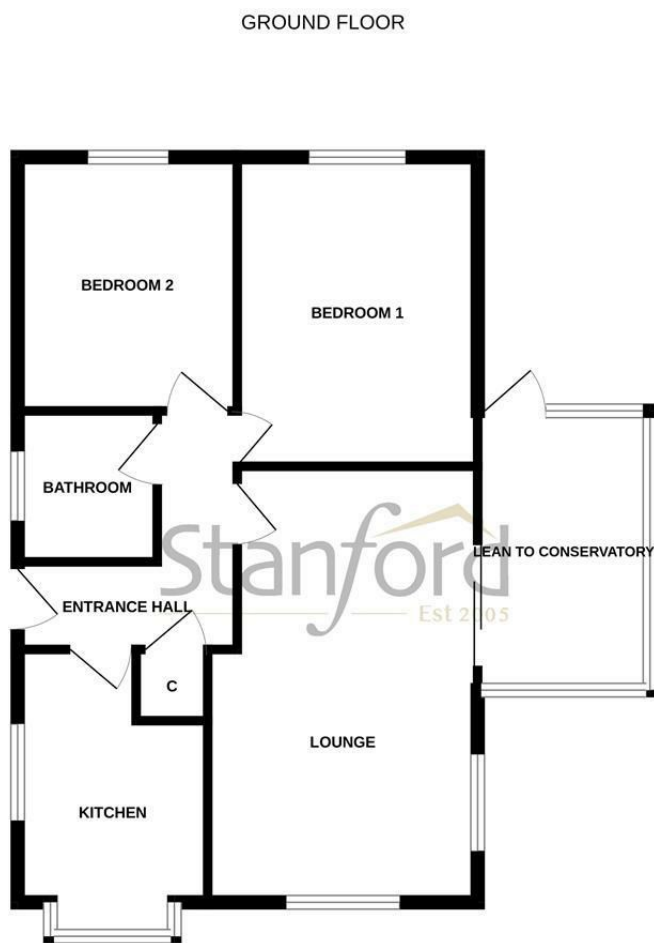
LOCAL COUNCIL: Eastleigh Borough Council

COUNCIL TAX BAND: Band D

SELLERS POSITION: No Forward Chain

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

SECONDARY SCHOOL: Wildem School



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 Metropix ©2024



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	

Very energy efficient - lower running costs
Not energy efficient - higher running costs

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	

Very environmentally friendly - lower CO₂ emissions
Not environmentally friendly - higher CO₂ emissions

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