



Little Quob Lane - £400,000

Stanford
Est 2005



18 Little Quob Lane, West End, Southampton, Hampshire, SO30 3GR

Offers Over £400,000

Stanford Estate Agents are delighted to offer to the market this well presented and spacious, two bedroom, semi detached house situated in a requested location in West End. The property benefits from an 18ft lounge, 13ft kitchen/breakfast room, utility room, modern family bathroom, two double bedrooms and a 16ft loft room. Further benefits include a good sized rear garden and ample off road parking.

Entrance Hall:

Smooth plaster ceiling, doors to downstairs cloakroom W/C, lounge/diner, kitchen and study, double glazed windows to rear and side aspect aspects, radiator and fitted carpet.

Lounge: (18'0 x 11'6)

Smooth plaster ceiling to coving, double glazed patio doors to rear aspect, radiator and fitted carpet.

Kitchen Breakfast Room: (13'2 x 11'6)

Smooth plaster ceiling, double glazed window to front aspect, a range of wall and base level units with rolled edge worktops over, built-in double oven and five ring gas hob with extractor over, space for a dishwasher and an American style fridge/freezer, breakfast bar, radiator and tiled effect vinyl flooring.

Utility Room: (12'9 x 5'8)

Smooth plaster ceiling to coving, double glazed window to rear aspect and double glazed patio doors to the side aspect, space for a washing machine and tumble dryer, radiator.

Bedroom One: (13'5 x 11'6)

Double glazed window to front aspect, radiator and fitted carpet.

Bedroom Two: (11'7 x 11'6)

Double glazed window to rear aspect, radiator and fitted carpet.

Family Bathroom: (11'8 x 6'9)

Smooth plaster ceiling with inset spotlights, obscure double glazed window to side aspect, suite comprising panel enclosed bath with telephone style hand held shower attachment, low level WC vanity wash hand basin unit, wall mounted mirror with lighting, step in shower, tiling to principal areas, chrome heated towel rail.

Inner Landing:

Double glazed window to side aspect, staircase leading to loft room.

Loft Room: (16'5 x 10'0)

Double glazed Velux window, fitted cupboards.

Front Garden:

Enclosed by mature hedgerow providing a good degree of privacy and laid to tarmac driveway providing ample off road parking.

Rear garden:

A good sized rear garden which is mainly laid to lawn and enclosed by mature hedgerow and panelled fencing. There is a good sized paved seating and entertaining area and side access.

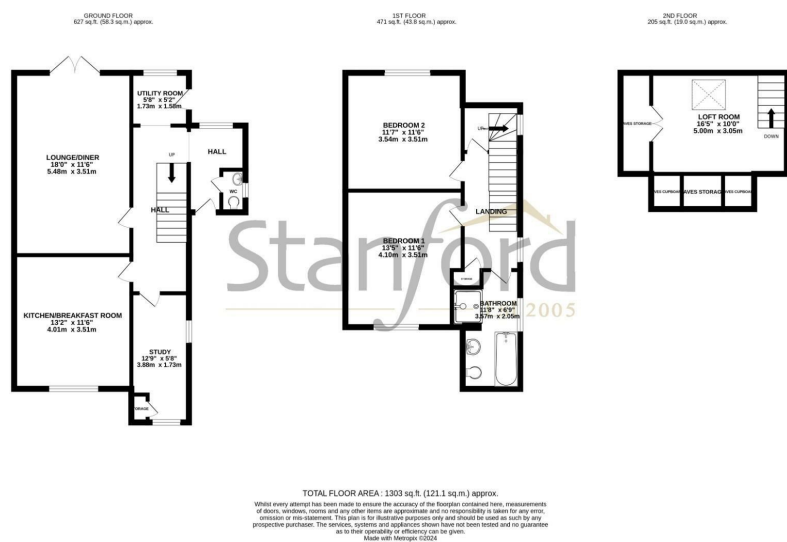
Other Information:

Local Council: Eastleigh Borough Council

Council Tax Band: C

Local Primary School: Saint James Primary School

Secondary School: Deer Park/Wildern School



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

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



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

