



Stanford Estate Agents are delighted to present this impressive three bedroom house situated in a quiet cul-de-sac with water views. The property boasts double glazing, gas central heating, garage, lounge & is offered with no forward chain. An internal viewing is very highly recommended.

Directions

ENTRANCE HALL:

Smooth plaster ceiling, radiator, inset down lighting, stairs to first floor landing, under stair storage cupboard.

LOUNGE: (14'3" x 10'1")

Smooth plaster ceiling, inset down lighting, two radiators, double glazed window to front aspect, television point, wood laminate flooring.

KITCHEN/BREAKFAST ROOM: (15'7" x 15'6")

Smooth plaster ceiling, window to rear aspect, doors to rear aspect leading out to the rear garden, a range of wall mounted & base level units, roll top work surfaces, radiator, breakfast bar, built in gas hob & electric oven with extractor hood above, space & plumbing for a washing machine, space for a fridge/freezer, tiling to principle areas.

FIRST FLOOR LANDING:

Smooth plaster ceiling, loft hatch.

BEDROOM 1: (11'11" x 10'6")

Smooth plaster ceiling, double glazed window to rear aspect, radiator.

BEDROOM 2: (12'6" x 9'4")

Smooth plaster ceiling, double glazed window to front aspect, radiator.

BEDROOM 3: (9'9" x 6'6")

Smooth plaster ceiling, double glazed window to front aspect, radiator, built on storage cupboard.

FAMILY BATHROOM: (8'2" x 6'3")

Smooth plaster ceiling, obscure double glazed window to rear aspect, heated towel rail panel enclosed bath with shower above, low level WC, wash hand basin with storage cupboard below, fully tiled walls.

FRONT GARDEN:

Laid to lawn with a path leading to the front door.

GARAGE:

Single garage located in a nearby block with an up & over door.

REAR GARDEN:

The secluded rear garden is tiered & is mainly wood decked with rear access.

OTHER INFORMATION:

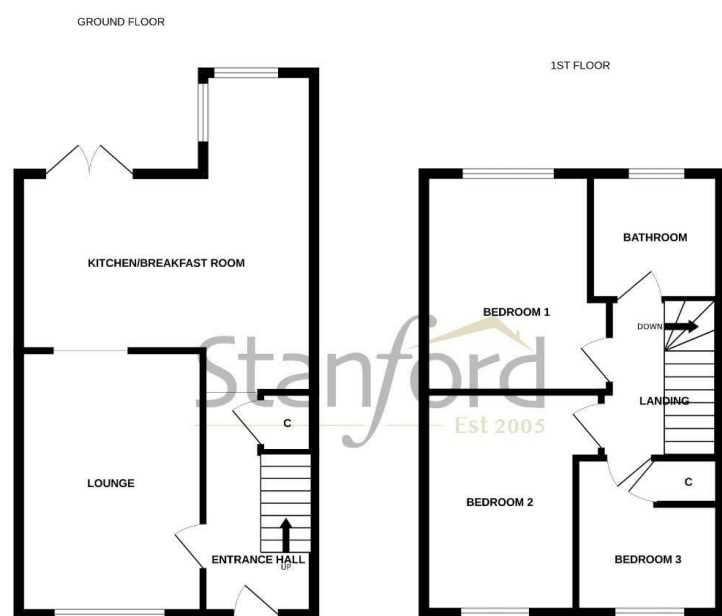
LOCAL COUNCIL: Southampton City Council

COUNCIL TAX BAND: Band B

SELLERS POSITION: No Forward Chain

INFANT/JUNIOR SCHOOL: Bitterne Manor Primary School

SECONDARY SCHOOL: Oasis Academy Sholing



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	

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 MapInfo ©2021

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.