



Stanford Estate Agents are delighted to present this impressive two bedroom detached house in Bitterne Park. The property is in need of some updating & boasts a lounge, dining room utility room, cloakroom, workshop & a stunning four piece family bathroom. An internal viewing is highly recommended.

Directions

ENTRANCE PORCH:

Door leading to:

LOUNGE: (14'0" x 13'11")

Coved & textured ceiling, double glazed window to front aspect, two radiators, gas fire.

INNER HALL:

Obscure double glazed window to side aspect, stairs to first floor landing.

DINING ROOM: (14'1" x 12'11")

Coved & textured ceiling, obscure double glazed window to side aspect, two radiators, double glazed window to rear aspect, under stairs storage cupboard.

KITCHEN: (11'10" x 9'10")

Coved & textured ceiling, double glazed window to side aspect, double glazed door to side aspect, a range of wall mounted & base level units, roll top work surfaces, radiator, gas cooker point, space for a fridge/freezer, stainless steel sink & drainer, part tiled walls.

UTILITY ROOM: (7'7" x 6'3")

Smooth plaster ceiling, inset down lighting, obscure double glazed window to rear aspect, base level units, roll top work surfaces, radiator, space & plumbing for a washing machine, space for a tumble dryer, stainless steel sink & drainer with mixer tap above, tiled floor.

WC:

Smooth plaster ceiling, obscure double glazed window to side aspect, inset down lighting, low level WC, fully tiled walls, tiled floor.

REAR LOBBY:

Double glazed door to rear aspect leading out to the rear garden.

FIRST FLOOR LANDING:

Wood paneled ceiling, loft hatch, radiator.

BEDROOM 1: (14'3" x 14'1")

Coved & textured ceiling, double glazed window to front aspect, two radiators.

BEDROOM 2: (13'0" x 9'10")

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

FAMILY BATHROOM: (11'2" x 9'7")

Smooth plaster ceiling, inset down lighting, obscure double glazed window to side aspect, airing cupboard, heated towel rail, radiator, panel enclosed bath, low level WC, fully tiled double shower, fully tiled walls.

FRONT GARDEN:

Courtyard front garden with drop curb & shared access leading to the rear garden.

REAR GARDEN:

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

WORKSHOP: (15'8" x 8'2")

With power & light, double glazed door to front aspect, obscure double glazed window to front aspect.

OTHER INFORMATION:

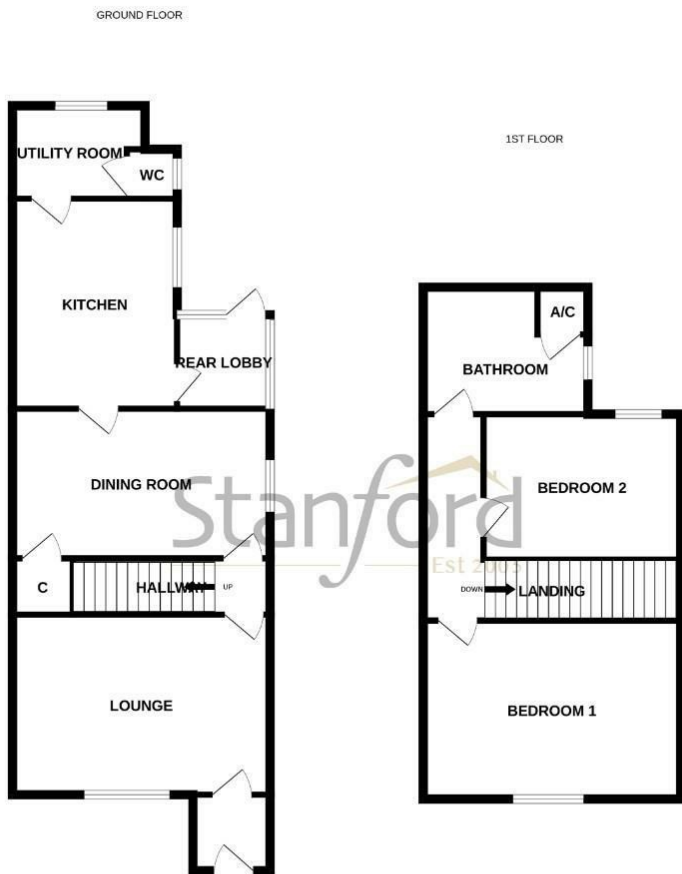
LOCAL COUNCIL: Southampton City Council

COUNCIL TAX BAND: Band C

SELLERS POSITION: No Forward Chain

INFANT/JUNIOR SCHOOL: Bitterne Park Primary School

SECONDARY SCHOOL: Bitterne Park School



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, sections, 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 is made as to their availability or efficiency can be given. Made with Metropack 00024



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

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