



Stanford Estate Agents are delighted to offer for sale, this two double bedroom detached bungalow, ideally situated on a great sized plot in this highly sought after location. Situated within the highly requested Poet's Estate in Thornhill this property offers two receptions rooms, fitted kitchen and bathroom and a good sized garden. Benefits include ample off road parking and no onward chain. This great property offers much scope and potential to extend (STPP) and would benefit from modernisation throughout. Internal viewings are strongly recommended to avoid disappointment.

Directions

Entrance Hall:
radiator, doors to other rooms.

Living Room: (17'5" x 11'0")
Double glazed window to front aspect, radiator, picture rail, electric fire place.

Dining Room: (11'0 x 6'2") x
Double glazed windows to side aspect, double radiator, picture rail.

Kitchen: (10'7" x 6'0")
Double glazed window to side aspect, a range of wall and base level units, contrasting worksurfaces, stainless steel sink drainer, gas cooker point, space for fridge/freezer, part tiled walls, door to:

Lean to: (10'7" x 4'8")
Power and light, glazed windows to rear aspect, door to rear garden.

Bedroom One: (12'8" x 10'7")
Double glazed window to front aspect, radiator, wall mounted boiler (fitted 18 months ago) picture rail.

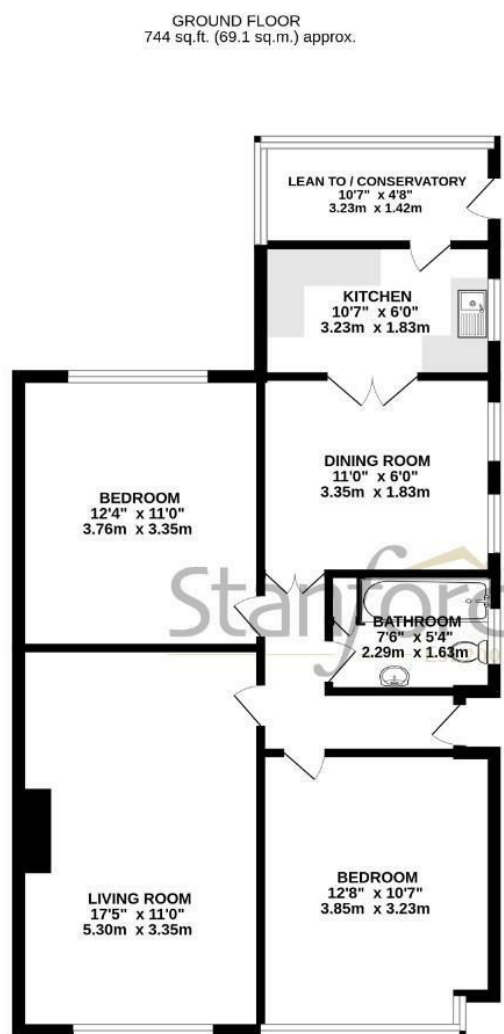
Bedroom Two: (12'0 x 6'10")
Double glazed window to rear aspect, double radiator.

Bathroom:
Double glazed window to side aspect Panel enclosed bath with shower attachment, low level WC, pedestal wash hand basin, half tiled walls, radiator.

Front Garden:
Driveway providing ample off road parking.

Rear Garden:
A good sized secluded plot with mature tree and shrub borders. There is a workshop, storage shed and side access to driveway.

Other Information:
Local Council: Southampton City Council
Council Tax Band: C
Local Primary School: Kanes Hill Primary School
Secondary School: Woodlands Community College
Sellers Position: No Forward Chain



TOTAL FLOOR AREA: 744 sq.ft. (69.1 sq.m.) approx.
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.
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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

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.