

47 Noyce Court, West End, Southampton, SO30 3HY

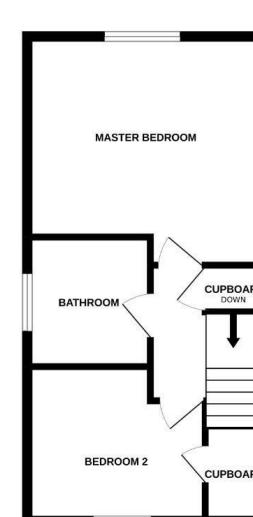
Asking Price £325,000

Stanford Estate Agents delighted to welcome to the market this beautifully presented, two double bedroom, semi detached house situated in the desirable location of West End. This spacious home offers a light and airy sitting/dining room with French doors to the rear garden cloakroom, stylish kitchen and bathroom, delightful rear garden and driveway parking.

GROUND FLOOR



1ST FLOOR



While every care has been made to ensure the accuracy of the details contained here, no responsibility is taken for any inaccuracy or omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. It is the responsibility of the buyer to satisfy themselves as to the accuracy of the information given. Made with Housemap 1000.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	91	93
(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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