

Lower Brownhill Road - £250,000

Stanford
Est 2005



52 Lower Brownhill Road, Lordshill, Southampton, SO16 9QJ

Asking Price £250,000

Stanford Estate Agents are delighted to present this impressive & spacious two/three bedroom end of terrace house in Lordshill. The property boasts a cloakroom, kitchen/breakfast room, 18ft lounge, double glazing & gas central heating. An internal viewing is very highly recommended.

ENTRANCE HALL:
Coved & textured ceiling, radiator.

CLOAKROOM:
Coved & smooth plaster ceiling, inset down lighting, obscure double glazed window to side aspect, part tiled walls, low level WC, wash hand basin with storage cupboard below, heated towel rail.

KITCHEN/BREAKFAST ROOM: (13'0" x 9'1")
Coved & textured ceiling, double glazed window to front aspect, wall mounted & base level units, roll top work surfaces, sink & drainer with mixer tap above, space & plumbing for a washing machine, space for a fridge/freezer, space for a range style cooker with extractor hood above, tiling to principle areas, space for a tumble dryer.

LOUNGE: (18'3" x 10'1")
Coved & textured ceiling, double glazed French style doors to rear aspect leading out to the rear garden, two radiators, television point, telephone point, under stairs storage cupboard.

INNER HALL:
Coved & textured ceiling, stairs to first floor landing.

BEDROOM 3: (12'1" x 8'4")
Coved & textured ceiling, double glazed window to rear aspect, radiator.

FIRST FLOOR LANDING:
Smooth plaster ceiling, double glazed window to front aspect, radiator, airing cupboard, storage cupboard.

BEDROOM 1: (12'1" x 10'8")
Coved & smooth plaster ceiling, loft hatch, double glazed window to rear aspect, radiator, built in wardrobe.

BEDROOM 2: (11'4" x 8'11")
Coved & smooth plaster ceiling, double glazed window to rear aspect, radiator, built in wardrobe.

FAMILY BATHROOM: (6'3" x 5'10")
Smooth plaster ceiling, obscure double glazed window to front aspect, heated towel rail, panel enclosed bath with shower above, low level WC, pedestal wash hand basin, fully tiled walls.

FRONT GARDEN:
Gated & mainly laid to artificial grass. There is a car park located nearby which offers off road parking for multiple vehicles.

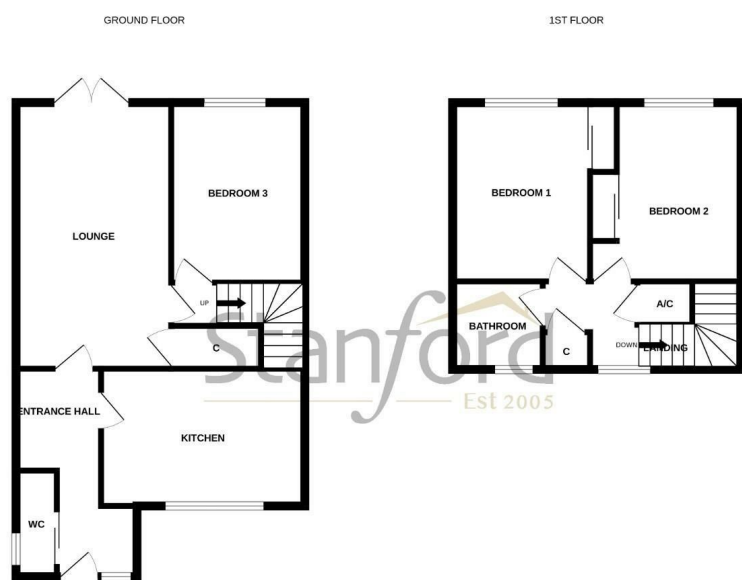
REAR GARDEN:
The southerly facing & enclosed rear garden is mainly laid to artificial grass with a patio area. There is also a storage shed & rear access via a gate.

OTHER INFORMATION:
LOCAL COUNCIL: Southampton City Council
COUNCIL TAX BAND: Band B

SELLERS POSITION: Has Found A Property To Purchase With No Forward Chain

INFANT/JUNIOR SCHOOL: Mansel Park Primary School

SECONDARY SCHOOL: Oasis Academy Lordshill



While every effort has been made to ensure the accuracy of the floor plan, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for information purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with SketchUp (2021)

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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		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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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