



# 59 Hope Road, West End, Southampton, SO30 3GE

Asking Price £339,950

Stanford Estate Agents are delighted to present this impressive three bedroom semi detached bungalow in West End. The property boasts a lounge, garage, ample driveway parking, double glazing, gas central heating & is being offered with no forward chain. An internal viewing is highly recommended.

## ENTRANCE HALL:

Textured ceiling, radiator, airing cupboard.

## LOUNGE: (13'3" x 12'5")

Textured ceiling, double glazed French doors to rear aspect to rear aspect leading to the rear garden, radiator, electric fire place.

## KITCHEN: (11'0" x 7'0")

Textured ceiling, double glazed window to side aspect, double glazed door to rear aspect to rear aspect leading out to the rear garden, radiator, a range of wall mounted & base level units, roll top work surfaces, cooker point, space for a fridge/freezer, space & plumbing for a washing machine, tiling to principle areas, stainless steel sink with mixer tap above.

## BEDROOM 2: (11'11" x 10'8")

Textured ceiling, double glazed window to front aspect, radiator, built in wardrobe.

## BEDROOM 3: (9'8" x 8'7")

Textured ceiling, double glazed window to front aspect, radiator.

## INNER HALL:

Textured ceiling, double glazed window to side aspect, stairs to first floor, storage cupboard.

## FIRST FLOOR LANDING:

Textured ceiling.

## BEDROOM 1: (18'1" x 12'6")

Textured ceiling, double glazed window to rear aspect.

## FRONT GARDEN:

Laid to lawn with a tarmac driveway providing ample off road parking.

## GARAGE:

Single garage with an up & over door.

## REAR GARDEN:

The well presented & southerly facing rear garden is enclosed & mainly laid to lawn with a patio area. There is

also side access via a gate.

## OTHER INFORMATION:

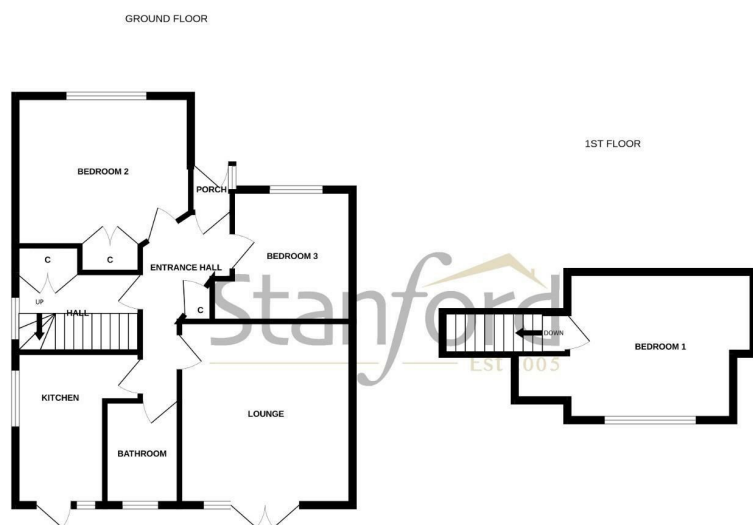
LOCAL COUNCIL: Eastleigh Borough Council

COUNCIL TAX BAND: Band C

SELLERS POSITION: No Forward Chain

INFANT/JUNIOR SCHOOL: St James C Of E Primary School

SECONDARY SCHOOL: Wildern School



Whilst every attempt has been made to ensure the accuracy of the floorplan compiled from 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 illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be made regarding their efficiency or condition.  
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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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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

