



6a Florence Road, Woolston, Southampton, SO19 9BS

Asking Price £325,000

Stanford Estate Agents are delighted to present this impressive & spacious two bedroom detached house in Woolston. The property is well presented throughout & boasts two large double bedrooms, lounge, dining room, conservatory & driveway parking for two cars. An internal viewing is recommended.

ENTRANCE HALL:

Coved & smooth plaster ceiling, stairs to first floor landing, built in storage cupboard with double glazed window to side aspect.

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

Coved & smooth plaster ceiling, double glazed bay window to front aspect, radiator, electric fire place.

INNER HALL:

Coved & smooth plaster ceiling, double glazed window to side aspect, radiator.

DINING ROOM: (11'11" x 10'11")

Coved & smooth plaster ceiling, double glazed window to side aspect, radiator.

KITCHEN: (16'0" x 9'0")

Coved & smooth plaster ceiling, double glazed window to rear aspect, double glazed door to side aspect, double glazed French style doors to rear aspect, a range of wall mounted & base level units, roll top work surfaces, stainless steel sink & drainer with mixer tap above, tiling to principle areas, tiled floor, space & plumbing for a washing machine, space for an American style fridge/freezer, space for a range style cooker with extractor hood above.

CONSERVATORY: (15'10" x 11'1")

Brick & double glazed construction with polycarbonate roof, radiator, tiled floor, double glazed door to rear aspect leading out to the rear garden.

FIRST FLOOR LANDING:

Coved & smooth plaster ceiling, loft hatch, obscure double glazed window to side aspect.

BEDROOM 1: (16'0" x 10'11")

Coved & smooth plaster ceiling, double glazed window to rear aspect, radiator, airing cupboard.

BEDROOM 2: (11'11" x 11'1")

Coved & smooth plaster ceiling, double glazed window to front aspect, radiator.

FAMILY BATHROOM: (8'7" x 6'4")

Wood paneled ceiling, inset down lighting, obscure double glazed window to front aspect, radiator, fully tiled walls, panel enclosed bath with shower above, low level WC, pedestal wash hand basin.

FRONT GARDEN:

Block paved driveway providing off road parking for two cars.

REAR GARDEN:

The secluded & southerly facing rear garden is enclosed & mainly laid to lawn with a patio area. There is also side access via a gate.

OTHER INFORMATION:

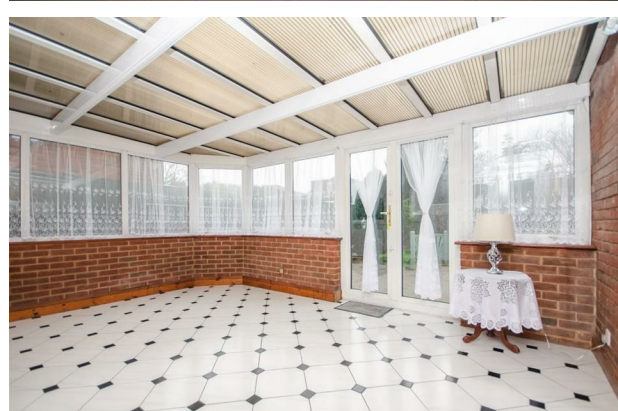
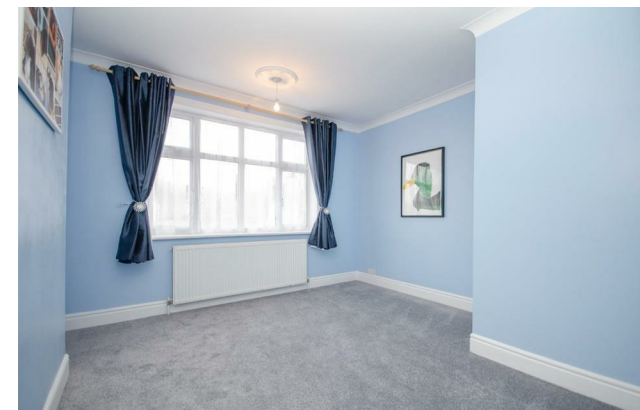
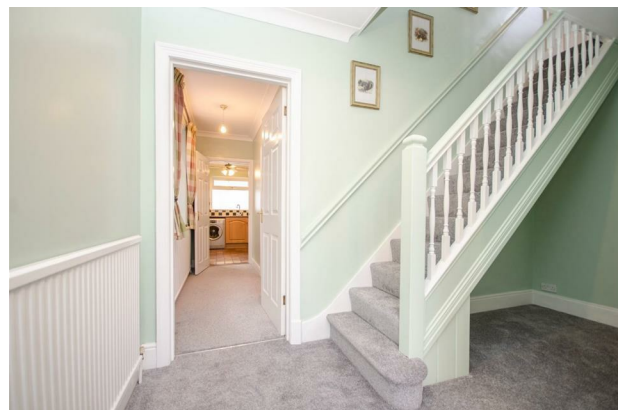
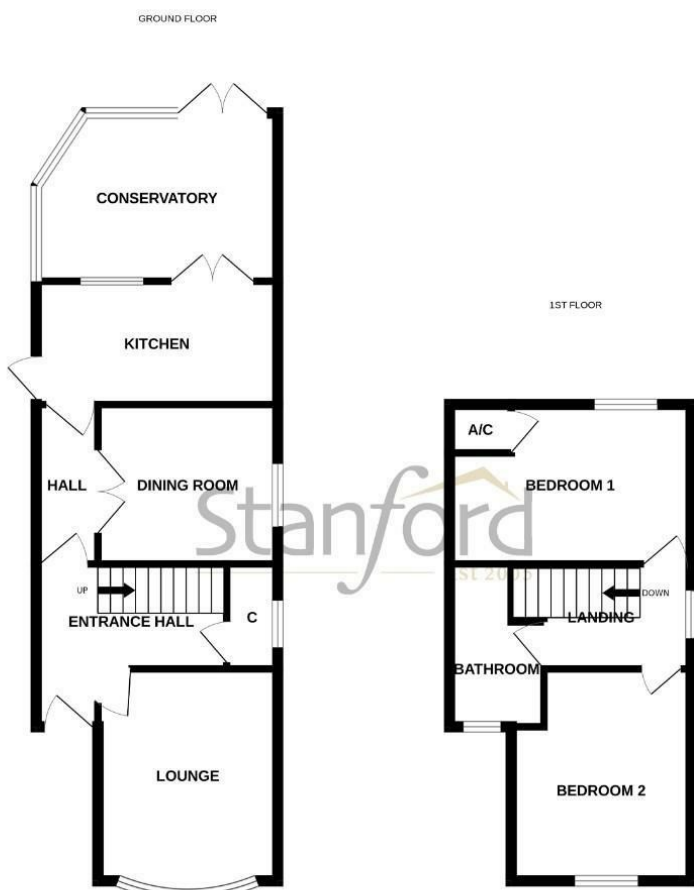
LOCAL COUNCIL: Southampton City Council

COUNCIL TAX BAND: Band C

SELLERS POSITION: No Forward Chain

INFANT/JUNIOR SCHOOL: Woolston Infant School/Ludlow Junior School

SECONDARY SCHOOL: Oasis Academy Sholing



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of rooms, verandas, porches and any other parts are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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. Made with Metaphor 12/2014.

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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	

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	



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

