



Stanford Estate Agents are delighted to offer for sale this lovely, two bedroom, end of terrace bungalow, ideally situated in this highly sought after location. This fantastic property offers two double bedrooms, a 14ft lounge, conservatory and a modern fitted kitchen and wet room. Benefits include a good sized secluded rear garden with scope to extend, double glazed windows and gas central heating. This property would make a perfect first time buy or downsize and is offered with no onward chain. Internal viewings are strongly recommended to avoid disappointment.

Directions

Entrance Hall:
Radiator, doors to lounge, wet room and bedrooms

Lounge: (14'0 x 12'0)
Double doors to conservatory, double radiator, wood laminate flooring.

Kitchen: (9'11" x 8'10")
Double glazed window to side aspect, a range of modern wall and base level units with squared edge worksurfaces, gas cooker point, space for fridge/freezer and washing machine, stainless steel sink and drainer, door to rear aspect

Conservatory: (9'7" x 7'10")
uPVC and double glazed construction, double doors to rear aspect, radiator.

Bedroom One: (14'7" x 12'0)
Double glazed window to front aspect, double radiator, built in wardrobes.

Bedroom Two: (9'0 x 8'10")
Double glazed window to front aspect, feature porthole window to side aspect, double radiator.

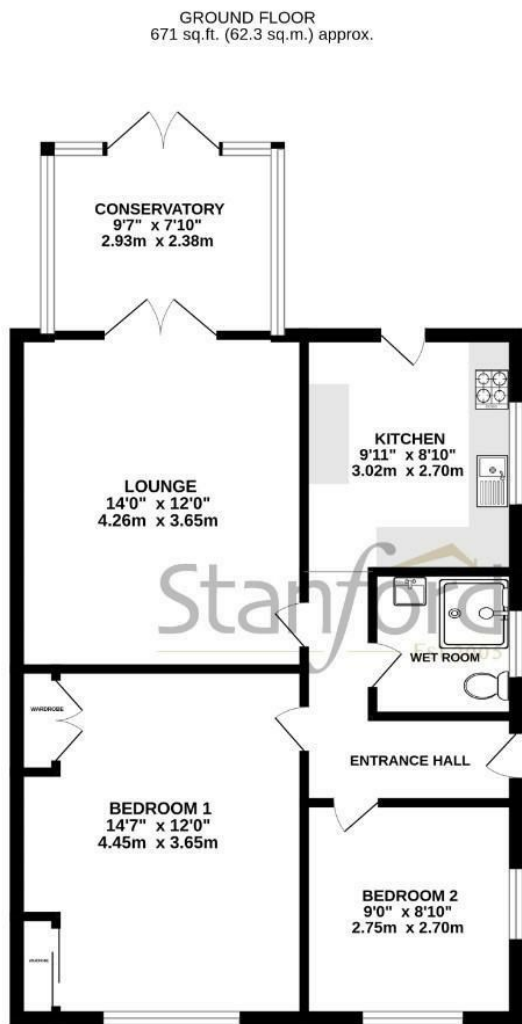
Wet Room:
Double glazed window to side aspect, walk in shower with fitted electric shower, low level WC, wash hand basin, tiled walls, radiator.

Front:
Mainly laid to lawn, path leading to front door, potential for off road parking subject to consent.

Rear Garden:
Good sized secluded garden, patio seating and entertaining space, mainly laid to lawn with flower and shrub

borders, panel fence surround, shed, outbuilding storage, scope to extend (STPP)

Other Information:
Local Council: Southampton City Council
Council Tax Band: B
Sellers Position: No Forward Chain
Viewing; By Appointment



TOTAL FLOOR AREA: 671 sq.ft. (62.3 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(81-91) A	
(81-91) B		(69-80) B	
(69-80) C		(55-68) C	
(55-68) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(1-20) F	
(1-20) G		Not environmentally friendly - higher CO ₂ emissions	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	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.