



28 Goldcrest Gardens, Lordswood, Southampton, SO16 8FG

Guide Price £340,000

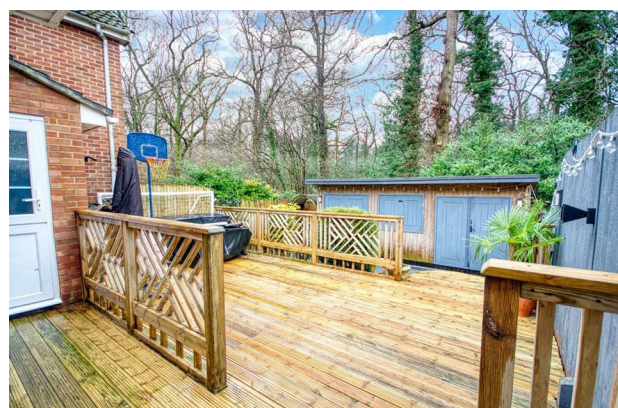
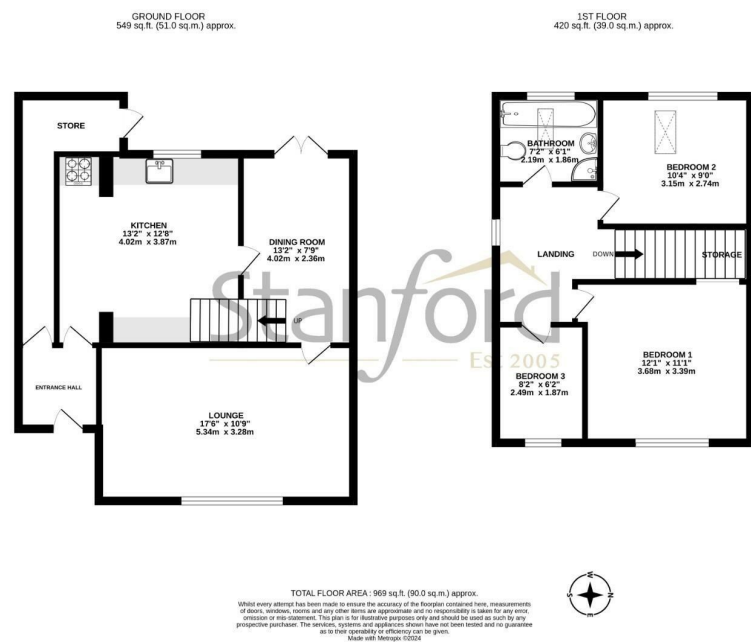
Stanford Estate Agents are delighted to offer to market this beautifully presented and spacious throughout, three bedroom, semi-detached house situated in a quiet cul-de-sac within the sought after Goldcrest Gardens in Lordswood backing onto woodland.

Accommodation on the ground floor comprises of a large lounge to the front, a characteristic kitchen with range oven and butlers sink overlooking the rear garden and a dining room with French doors leading onto a decked area. The first floor offers space in the form of two double bedrooms and a good sized single, all three bedrooms are serviced via a fully tiled four piece bathroom comprising of a tile enclosed bath, step in corner shower, pedestal wash hand basin and low level WC. The loft has been converted into a loft room which may be used as storage or a playroom and also houses the combi boiler.

Externally, to the front the property boasts a brick paved driveway leading to the front door and off road parking for up to three cars. To the rear of the property the rear garden is enclosed by wood panelled fencing and mainly decked areas overlooking woodland and leads down to the last third of the garden which is tiled and houses an outbuilding, ideal for use as a home office and storage for the garden.

Further Information:

Local Council: Southampton City Council
 Council Tax Band: C
 Local Primary School: Oakwood Primary School
 Local Secondary School: Oasis Academy Lordshill
 Sellers Position: Looking To Purchase A Property
 Viewing: By Appointment Only



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 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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