



# 16 Firtree Way, Sholing, Southampton, SO19 8AY

Asking Price £275,000

Stanford Estate Agents are delighted to present this impressive two bedroom detached bungalow in Sholing. The property boasts a 16ft lounge, 14ft kitchen/breakfast room, double glazing, garage, driveway parking & is being offered with no forward chain. An internal viewing is very highly recommended.

## ENTRANCE HALL:

Textured ceiling, loft hatch, electric wall mounted heater, airing cupboard.

## CLOAKROOM:

Smooth plaster ceiling, obscure window to front aspect, low level WC, wash hand basin with storage cupboard below, tiling to principle areas.

## LOUNGE: (16'6" x 11'11")

Textured ceiling, double glazed bay window to front aspect, electric wall mounted heater, electric fire place, television point.

## KITCHEN/BREAKFAST ROOM: (14'2" x 9'3")

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

## LEAN TO CONSERVATORY: (9'2" x 5'3")

Double glazed construction with a polycarbonate roof, double glazed door to side aspect.

## BEDROOM 1: (13'6" x 8'1")

Textured ceiling, double glazed bay window to rear aspect, electric wall mounted heater, built in mirrored wardrobes.

## BEDROOM 2: (10'1" x 7'10")

Textured ceiling, double glazed window to side aspect, electric wall mounted heater.

## SHOWER ROOM: (5'7" x 5'4")

Textured ceiling, obscure double glazed window to side aspect, extractor fan, heated towel rail, fully tiled walls, fully tiled shower, wash hand basin with storage cupboard below.

## FRONT GARDEN:

Laid to lawn with a concrete driveway providing off road parking.

## GARAGE:

Single garage with an up & over door.

## REAR GARDEN:

Secluded & enclosed rear garden that is mainly laid lawn with a patio area. There is also side access via a gate.

## OTHER INFORMATION:

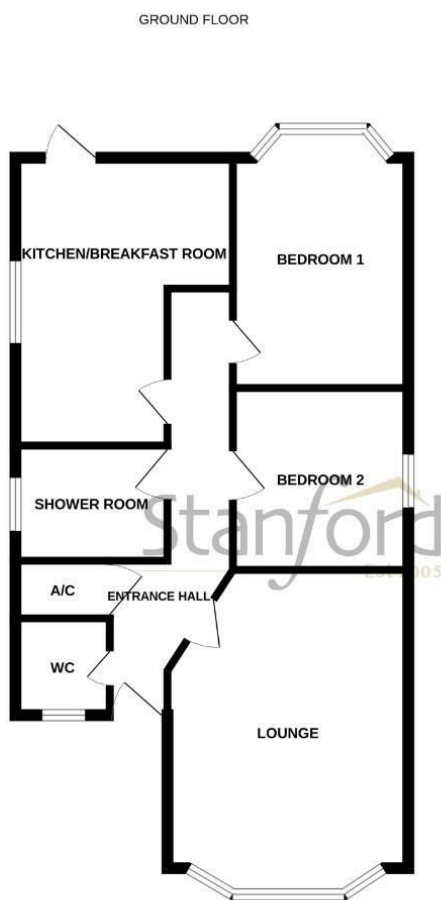
LOCAL COUNCIL: Southampton City Council

COUNCIL TAX BAND: Band C

SELLERS POSITION: No Forward Chain

INFANT/JUNIOR SCHOOL: Sholing Infant School/Sholing Junior School

SECONDARY SCHOOL: Oasis Academy Sholing



Energy Efficiency Rating	
Current	Potential
(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
(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

Tel: 023 8202 9966

Email: [bitterne@stanfordestateagents.co.uk](mailto:bitterne@stanfordestateagents.co.uk)

Address: 394 Bitterne Road, Bitterne, SO18 5RS



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