

Stanford Estate Agents are delighted to offer for sale this three double bedroom detached bungalow, ideally situated on a corner plot in this highly sought after area. This fantastic property offers spacious accommodation including an open plan 21ft x 20ft living room/kitchen/diner, a fitted family bathroom and three double bedrooms. Benefits include a good sized secluded rear garden, garage and off road parking. This property would make a perfect family home and internal viewings are strongly recommended to avoid disappointment.

**Directions**

**Entrance Hall:**  
Door to all rooms, radiator

**Kitchen Diner/Living Room; ( 21'2" x 20'9")**  
Double glazed window to side aspect, fitted with a range of modern wall and base level units with rolled edge worksurfaces, built in gas hob and oven with stainless steel extractor hood, space for a fridge/freezer and dishwasher, stainless steel sink and drainer, tiled flooring, part tiled walls, ceiling downlighters, double radiator.  
**Living Room Area:**  
Double glazed windows to rear aspect, tiled flooring, double doors to rear, radiator, open plan to kitchen.

**Bedroom One: (13'5" x 10'8")**  
Bay fronted double glazed window, double radiator, ample space for wardrobes.

**Bedroom Two: (13'5" x 10'6")**  
Bay fronted double glazed window, double glazed window to side aspect, double radiator.

**Bedroom Three: (10'10" x 10'10")**  
Double glazed window to side aspect, double radiator.

**Family Bathroom:**  
Double glazed window to side aspect, suite comprising panel enclosed bath with shower attachment, low level WC, vanity wash hand basin with cupboard below, tiled walls, heated towel rail.

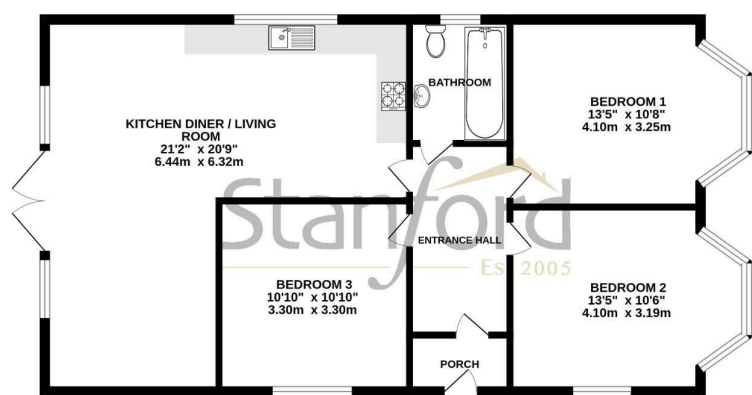
**Front Garden:**  
Path leading to front door and enclosed by mature shrub borders.

**Rear Garden:**  
Patio area providing seating and entertaining space, mainly laid to lawn with mature shrub borders, panel fence surround, rear access and access to the garage.

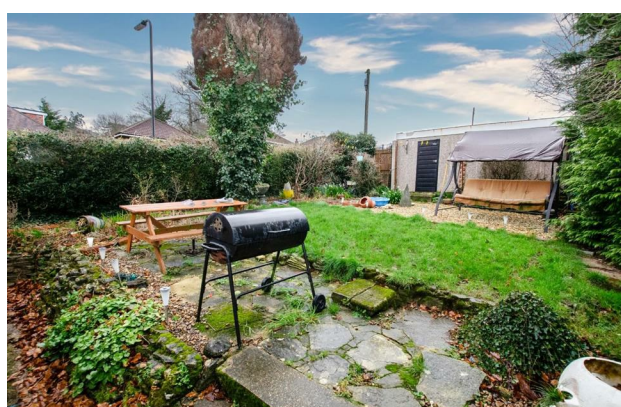
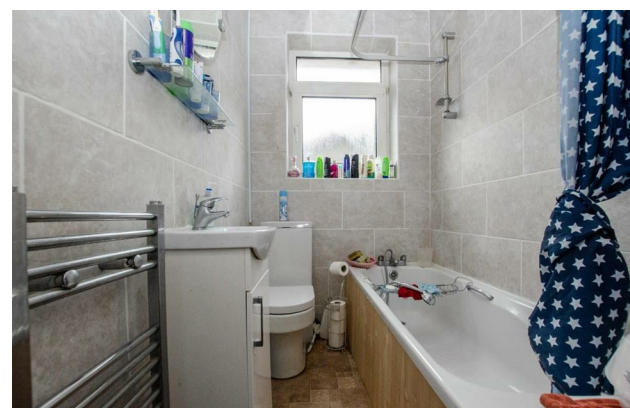
**Garage:**  
Metal up and over door, parking in front.

**Other Information:**  
Local Council: Southampton City Council  
Council Tax Band: C  
Sellers Position: Looking To Purchase A Property  
Viewing: By Appointment

GROUND FLOOR  
819 sq.ft. (76.1 sq.m.) approx.



TOTAL FLOOR AREA: 819 sq.ft. (76.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, columns, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The various appliances shown here are not meant to be and no guarantee as to their operability or efficiency can be given.  
Made with Hozon 12/20



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 request. All loans secured on property, life assurance is usually required. This can be emailed on request.