



Stanford Estate Agents are delighted to present this impressive & spacious three bedroom detached bungalow in Midanbury. The property boasts an 18ft kitchen/breakfast room, garage, double glazing, gas central heating & is well presented throughout. An internal viewing is highly recommended.

Directions

ENTRANCE HALL:

Smooth plaster ceiling, loft hatch, radiator.

LOUNGE: (13'8" x 9'8")

Smooth plaster ceiling, radiator, television point.

KITCHEN/BREAKFAST ROOM: (18'3" x 8'7")

Smooth plaster ceiling, sky lantern, double glazed window to rear aspect, double glazed sliding patio door to rear aspect leading out to the rear garden, a range of wall mounted & base level units, roll top work surfaces, stainless steel sink & drainer, space & plumbing for a washing machine, space for a fridge/freezer, space & plumbing for a dishwasher or tumble dryer, built in gas hob & electric oven with extractor hood above, tiling to principle areas.

BEDROOM 1: (14'10" x 9'9")

Smooth plaster ceiling, double glazed window to front aspect, radiator, built in wardrobe.

BEDROOM 2: (12'0" x 8'5")

Smooth plaster ceiling, double glazed bay window to front aspect, radiator.

BEDROOM 3: (8'6" x 8'2")

Smooth plaster ceiling, double glazed window to side aspect, radiator.

FAMILY BATHROOM: (6'11" x 5'11")

Smooth plaster ceiling, obscure double glazed window to side aspect, part tiled walls, radiator, inset down lighting, extractor fan, panel enclosed bath with shower above, low level WC, pedestal wash hand basin.

FRONT GARDEN:

Mainly laid to shingle with a path leading to the front door.

GARAGE:

Single garage with outward opening doors.

REAR GARDEN:

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

OTHER INFORMATION:

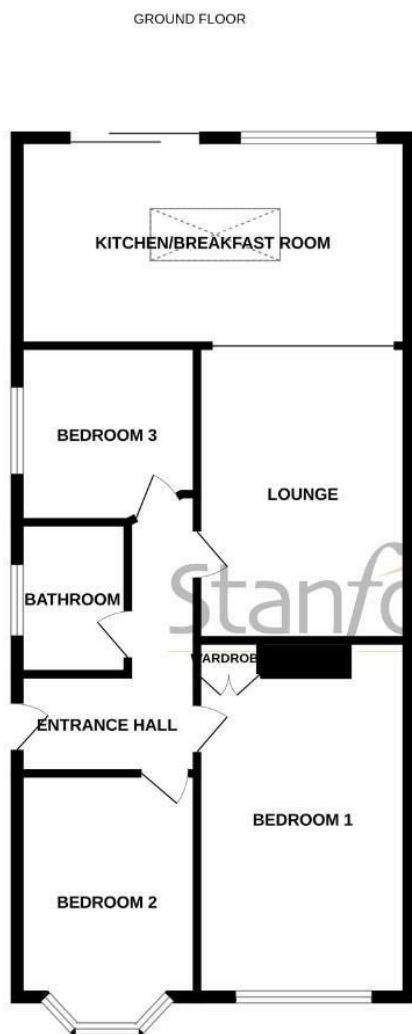
LOCAL COUNCIL: Southampton City Council

COUNCIL TAX BAND: Band C

SELLERS POSITION: Looking To Purchase A Property Locally

INFANT/JUNIOR SCHOOL: Bitterne Park Primary School

SECONDARY SCHOOL: Bitterne Park School



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	

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. Made with Metropix ©2024

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