



# 11 Swaythling Road, West End, Southampton, SO30 3AE

Offers In Excess Of

£270,000

Stanford Estate Agents are delighted to offer for sale this lovely two bedroom, character family home, ideally situated in this highly sought after location. This fantastic property offers spacious accommodation including two reception rooms, a modern fitted kitchen, conservatory/family room and a modern upstairs family bathroom. Benefits include a good sized secluded rear garden and parking to the front. This property would make a perfect first time buy. Internal viewings are strongly recommended to avoid disappointment.

**Entrance Hall:**  
Wood flooring, stairs to first floor landing, double radiator, door to lounge and sitting room.

**Lounge: (10'10" x 9'11")**  
Double glazed window to front aspect, double radiator, wood flooring, feature log burner and shelving.

**Sitting Room: (13'6" x 10'9")**  
Double glazed door to rear aspect, wood flooring, double radiator, understairs cupboard.

**Kitchen: (10'10" x 8'10")**  
Smooth plaster ceiling with downlighting, fitted with a range of stylish wall and base level units with contrasting worksurfaces, sink and drainer with mixer tap, gas hob and electric oven with stainless steel extractor hood over, space and plumbing for a washing machine and dishwasher, part tiled walls, wood flooring, double glazed doors to conservatory.

**Garden Room/Family Room: (14'7" x 8'10")**  
Double glazed windows to side aspect, double doors to rear aspect, laminate flooring vaulted ceiling with Velux.

**First Floor Landing:**  
Doors to bedrooms and bathroom.

**Bedroom One: (13'6" x 11'3")**  
Double glazed window to front aspect, double radiator and a walk in wardrobe.

**Bedroom Two: (10'9" x 9'11")**  
Double glazed window to rear aspect, double radiator, access to loft.

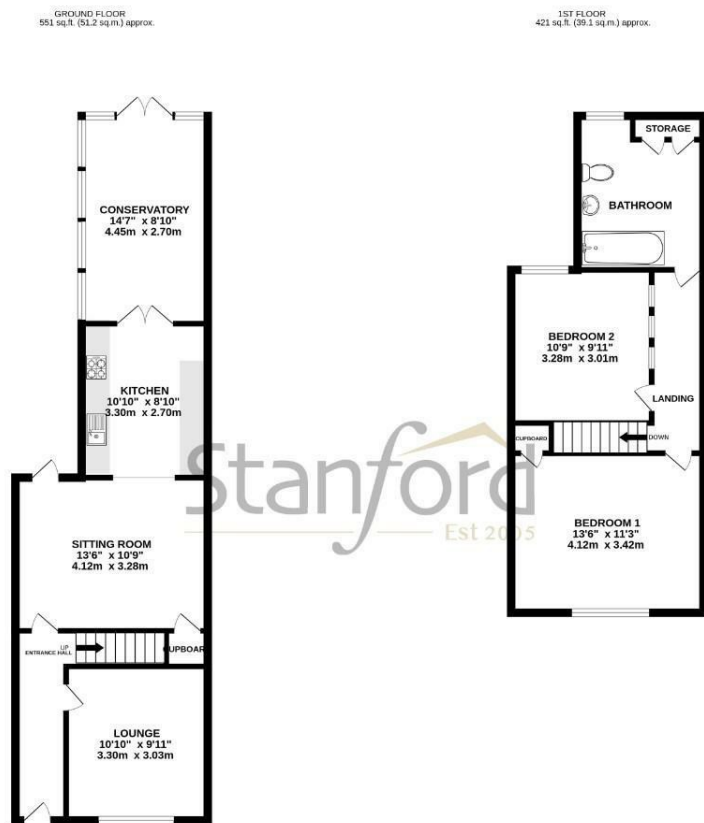
**Bathroom:**  
Double glazed window to rear aspect, a fabulous bathroom with suite comprising panel enclosed bath with shower over, pedestal hand wash basin, low level WC, tiled walls, double radiator, storage cupboard housing new boiler.

**Front :**  
Off road parking.

**Rear Garden:**

Long secluded garden with a patio area providing seating and entertaining space, mainly laid to lawn with mature shrub borders, panel fence surround, storage shed. There is potential and scope to extend (STPP)

**Other Information:**  
Local Council: Eastleigh Borough Council  
Council Tax Band: B  
Sellers Position: Suited  
Viewing: By Appointment Only



TOTAL FLOOR AREA: 972 sq ft (90.3 sq m) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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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

**Tel:** 023 8202 9966  
**Email:** bitterne@stanfordestateagents.co.uk  
**Address:** 394Bitterne Road, Bitterne, SO18 5RS



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