



Duddon Close - £260,000

Stanford
Est 2005



42 Duddon Close, West End, Southampton, SO18 3QA

Asking Price £260,000

Stanford Estate Agents are delighted to present this impressive two bedroom house in West End. The property is well presented throughout & boasts driveway parking, double glazing, gas central heating & is situated in a quiet cul-de-sac. An internal viewing is very highly recommended.

ENTRANCE HALL:

Coved & textured ceiling, stairs to first floor landing.

KITCHEN: (11'8" x 5'8")

Textured ceiling, double glazed window to front aspect, a range of wall mounted & base level units, roll top work surfaces, tiling to principle areas, built in gas hob & electric oven with extractor hood above, space & plumbing for a washing machine, space for a fridge/freezer.

LOUNGE/DINING ROOM: (13'3" x 11'11")

Coved & textured ceiling, double glazed sliding patio door to rear aspect leading out to the rear garden, radiator, television point, wood laminate flooring.

FIRST FLOOR LANDING:

Coved & textured ceiling, loft hatch.

BEDROOM 1: (11'10" x 8'11")

Coved & textured ceiling, double glazed window to rear aspect, radiator.

BEDROOM 2: (11'10" x 9'3")

Coved & textured ceiling, double glazed window to front aspect, radiator, airing cupboard.

BATHROOM: (6'1" x 5'7")

Smooth plaster ceiling, extractor fan, fully tiled walls, heated towel rail, shaver point, panel enclosed bath with shower above, low level WC, wash hand basin with storage cupboard below.

FRONT GARDEN:

Block paved driveway providing off road parking for one car.

REAR GARDEN:

The secluded & well presented rear garden is mainly laid to lawn with a patio area. There is also a shed.

OTHER INFORMATION:

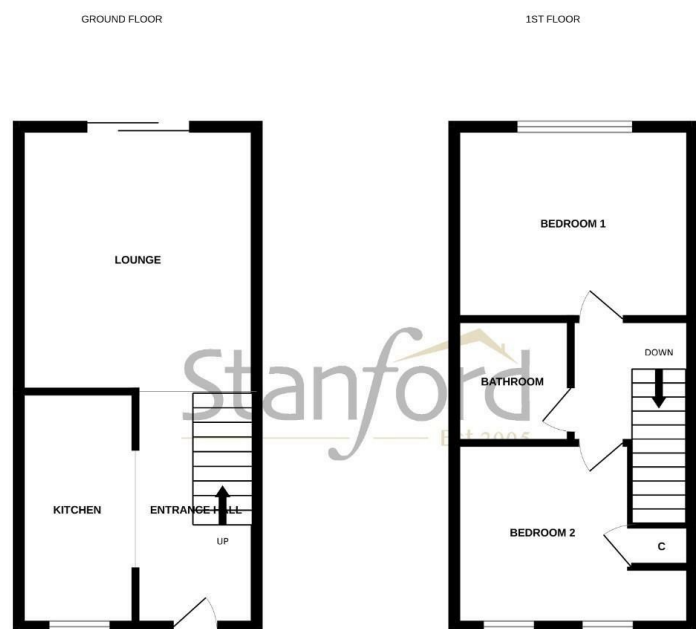
LOCAL COUNCIL: Eastleigh Borough Council

COUNCIL TAX BAND: Band B

SELLERS POSITION: Looking To Purchase A Property

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

SECONDARY SCHOOL: Bitterne Park School



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, ceilings 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 a guide only. Prospective buyers should verify the accuracy of the floorplan and any other information provided by the seller. Measurements are not guaranteed. Make Well Mortgage L2021

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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 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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