



Macnaghten Road - £250,000



# 55 Macnaghten Road, Bitterne Park, Southampton, SO18 1GL

Asking Price £250,000

**\*\*CASH BUYERS ONLY\*\*** Stanford Estate Agents are delighted to present this spacious three bedroom detached house in Bitterne Park. The property requires full refurbishment & boasts three double bedrooms, three reception rooms & is being offered with no forward chain. Internal viewing is recommended.

**ENTRANCE HALL:**

Coved & smooth plaster ceiling, stairs to first floor landing, under stairs storage cupboard, door to side aspect.

**LOUNGE: (15'9" x 11'9")**

Coved & textured ceiling, bay window to front aspect.

**DINING ROOM: (12'0" x 11'10")**

Smooth plaster ceiling, window to rear aspect.

**FAMILY ROOM: (10'10" x 10'0")**

Textured ceiling, window to side aspect.

**KITCHEN: (10'1" x 8'1")**

Textured ceiling, window to side aspect, base level units, straight edge work surfaces, cooker point, space for a fridge/freezer, sink & drainer, tiling to principle areas.

**REAR LOBBY:**

Textured ceiling, door to side aspect leading out to the rear garden, storage cupboard.

**BATHROOM: (6'10" x 5'5")**

Textured ceiling, obscure window to rear aspect, panel enclosed bath, pedestal wash hand basin, part tiled walls.

**WC:**

Textured ceiling, obscure window to rear aspect, low level WC.

**FIRST FLOOR LANDING:**

Textured ceiling, loft hatch, obscure window to side aspect.

**BEDROOM 1: (15'3" x 11'9")**

Textured ceiling, window to front aspect.

**BEDROOM 2: (11'11" x 11'9")**

Textured ceiling, window to rear aspect.

**BEDROOM 3: (11'5" x 10'0")**

Textured ceiling, window to side aspect, airing cupboard.

**FRONT GARDEN:**

Gated courtyard garden with path leading to the front door.

**REAR GARDEN:**

Secluded & enclosed rear garden with a shed & side access.

**OTHER INFORMATION:**

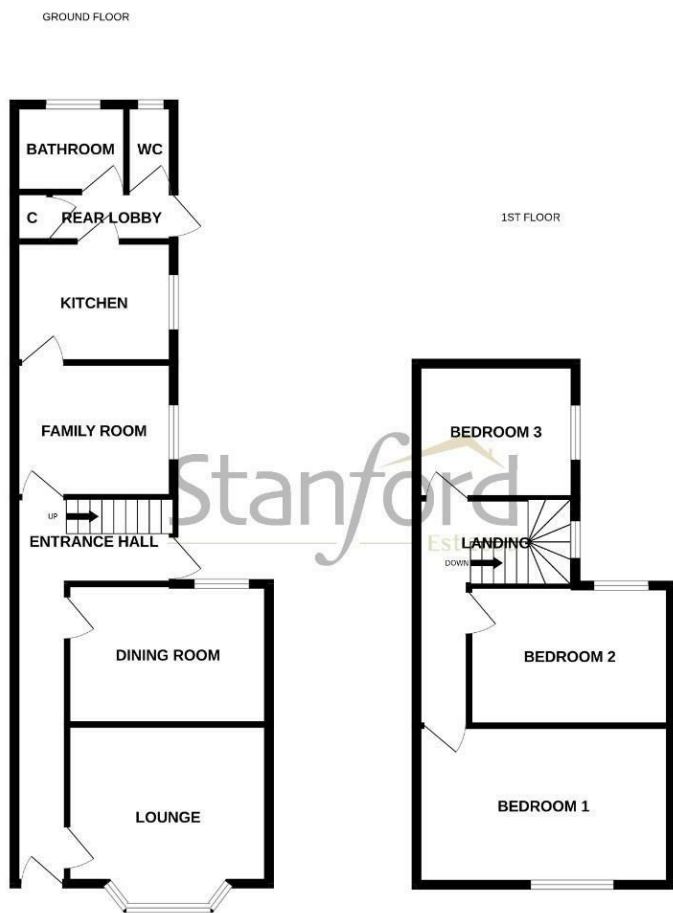
**LOCAL COUNCIL:** Southampton City Council

**COUNCIL TAX BAND:** Band D

**SELLERS POSITION:** No Forward Chain

**INFANT/JUNIOR SCHOOL:** Bitterne Park Primary School

**SECONDARY SCHOOL:** Bitterne Park School



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 Metrepx ©2014



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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