



Stanford Estate Agents are delighted to offer for sale this lovely, two bedroom, semi detached family home, ideally situated in this highly sought after cul-de-sac location. This fantastic property offers spacious accommodation including a 16ft lounge, 13ft fitted kitchen and a modern upstairs family bathroom. Benefits include a good sized secluded rear garden, double glazed windows and gas central heating. This property would make a perfect first time buy and internal viewings are strongly recommended to avoid disappointment.

**Directions**

**Entrance Hall:**  
Stairs to first floor landing, under stairs cupboard, radiator, double doors to lounge and kitchen.

**Lounge: (16'3" x 10'9")**  
Double glazed window to front aspect, double doors to rear aspect, double radiator, wood laminate flooring

**Kitchen: (13'10" x 9'8")**  
Double glazed windows to side and rear aspect, a range of wall and base level units with squared edge worksurfaces, sink and drainer with mixer tap over, Range gas oven, space for a fridge/freezer and washing machine, radiator, door to rear aspect

**First Floor Landing:**  
Access to loft space, doors to bedrooms and bathroom.

**Bedroom One: (16'3" x 10'9")**  
Dual aspect double glazed windows to front and rear, double radiator.

**Bedroom Two: (12'7" x 8'5")**  
Double glazed window to rear aspect, double radiator, fitted cupboard.

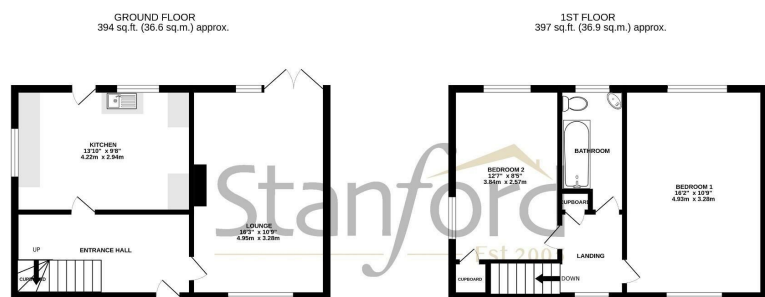
**Bathroom:**  
Obscure double glazed window to rear aspect, suite comprising panel enclosed bath with shower over, low level WC, vanity wash hand basin with cupboards below, tiled walls, heated towel rail.

**Front:**  
Mainly laid to lawn, path leading to front door.

**Rear Garden:**  
Large patio seating and entertaining space, mainly laid to lawn with panel fence surround, a decked area, side

access gate and storage shed.

**Other Information:**  
Local Council: Southampton City Council  
Council Tax Band: B  
Sellers Position: Looking To Purchase A Property  
Local Primary School: Mansbridge Primary School  
Secondary School: Bitterne Park School



TOTAL FLOOR AREA: 791 sq.ft. (73.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 services, systems and appliances shown here are not guaranteed and no guarantee is given for their condition or fitness for use. Made with HomeSpace 3.0.0.0.

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>		(91-91) <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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	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.