



Stanford Estate Agents are delighted to offer this spacious and extended, two bedroom, end of terrace house in the sought after location of Hedge End. Boasting two good sized bedrooms, a modern kitchen and bathroom, low maintenance rear garden and a garage. This property is offered with no forward chain so please call now to avoid disappointment.

**Directions**

**ENTRANCE HALL:**

Door leading to the sitting room, opening leading to the kitchen, radiator, with the room being laid to tiled flooring.

**KITCHEN: (8'1" x 7'0")**

Double glazed window to front aspect, a beautifully presented modern kitchen fitted with a range of matching wall and base level units with rolled edged worktops, integrated appliances consisting of an electric oven and hob with extractor over, further space and plumbing for a washing machine, dishwasher and tall standing fridge/freezer with the room being laid to tiled flooring.

**LOUNGE: (16'10" x 11'11")**

Double glazed window to side aspect, opening leading to the dining room, stairs leading to the first floor, two radiators, television and various power points with the room being laid to wood effect flooring.

**DINING ROOM: (11'3" x 10'5")**

Double glazed window and door leading to the rear garden, fitted skylights, radiator, various power points with the room being laid to wood effect flooring.

**FIRST FLOOR LANDING:**

Access to loft via loft hatch, obscure double glazed window to side aspect, doors leading to both bedrooms and bathroom, airing cupboard and laid to carpet.

**BEDROOM 1: (10'8" x 8'7")**

Double glazed window to rear aspect, built in wardrobes, radiator, various power points with the room being laid to carpet.

**BEDROOM 2: (11'1" x 6'7")**

Double glazed window to front aspect, built in wardrobe, radiator, various power points with the room being laid to carpet.

**BATHROOM: (8'0" x 4'11")**

A well presented modern bathroom with a smooth plaster ceiling, obscure double glazed window to front aspect, tiling to principal areas, radiator, fitted with a suite comprising panel enclosed bath with shower over, vanity wash hand basin and low-level WC with the room being laid to tiled effect vinyl flooring.

**FRONT GARDEN:**

The front garden has been mainly laid to lawn with a pathway leading to the front door.

**REAR GARDEN:**

This private and enclosed rear garden has been mainly laid to attractive shingle with a pathway leading to the gated pedestrian side access.

**GARAGE:**

The garage is located in a block to the side of the property with an up and over door.

**OTHER INFORMATION:**

**LOCAL COUNCIL:** Eastleigh Borough Council

**COUNCIL TAX BAND:** Band C

**SELLERS POSITION:** Looking To Purchase A Property

**INFANT/JUNIOR SCHOOL:** Berrywood Primary School

**SECONDARY SCHOOL:** Wildern School



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide to the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency due to age.



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