



Chalk Hill - £315,000

Stanford
Est 2005



30 Chalk Hill, West End, Southampton, SO18 3BZ

£315,000

Stanford Estate Agents are delighted to present this impressive three bedroom end of terrace cottage in West End. Built in circa 1850, the property has been extended & boasts a 25ft x 16ft lounge/dining room, dining room & driveway parking for two cars. An internal viewing is highly recommended.

ENTRANCE HALL:

Textured ceiling with wooden beams, stairs to first floor landing, under stairs storage cupboard.

DINING ROOM: (10'7" x 9'10")

Textured ceiling with wooden beams, double glazed window to front aspect, radiator, tiled feature fire place.

KITCHEN: (15'4" x 9'2")

Textured ceiling with wooden beams, double glazed window to side aspect, radiator, a range of wall mounted & base level units, roll top work surfaces, space for a Range/Aga style cooker with extractor hood above, stainless steel sink & drainer with mixer tap above, space & plumbing for a washing machine, space for a fridge/freezer, space & plumbing for a dishwasher, tiling to principle areas.

INNER HALL:

Textured ceiling, double glazed door to side aspect, radiator.

LOUNGE/DINING ROOM: (25'0" x 16'0")

Textured ceiling, double glazed window to front aspect, double glazed window to rear aspect, double glazed French style doors to rear aspect leading out to the rear garden, television point, radiator.

FIRST FLOOR LANDING:

Textured ceiling, loft hatch, radiator.

BEDROOM 1: (10'2" x 9'10")

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

BEDROOM 2: (9'4" x 7'0")

Textured ceiling, double glazed window to rear aspect, radiator.

BEDROOM 3: (8'2" x 6'3")

Textured ceiling, double glazed window to side aspect, radiator.

SHOWER ROOM: (6'1" x 4'7")

Textured ceiling, obscure double glazed window to side aspect, radiator, fully tiled shower, fully tiled walls, low level WC, wash hand basin with storage cupboard below, radiator.

FRONT GARDEN:

Mainly laid to shingle with a driveway providing off road parking for two cars.

REAR GARDEN:

The secluded & south westerly facing rear garden is enclosed & mainly laid to artificial grass with mature shrubs & borders, There is also a patio area, shed & an area that is ideal for growing vegetables.

OTHER INFORMATION:

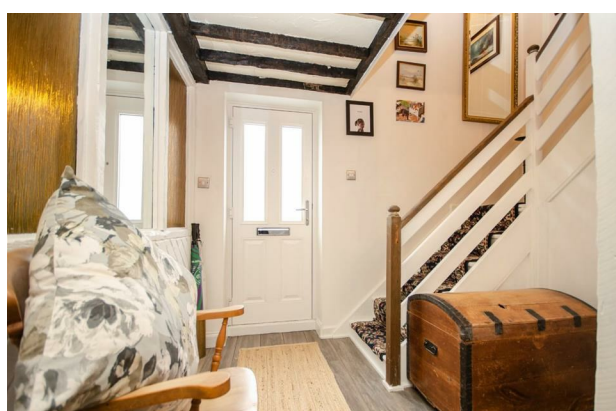
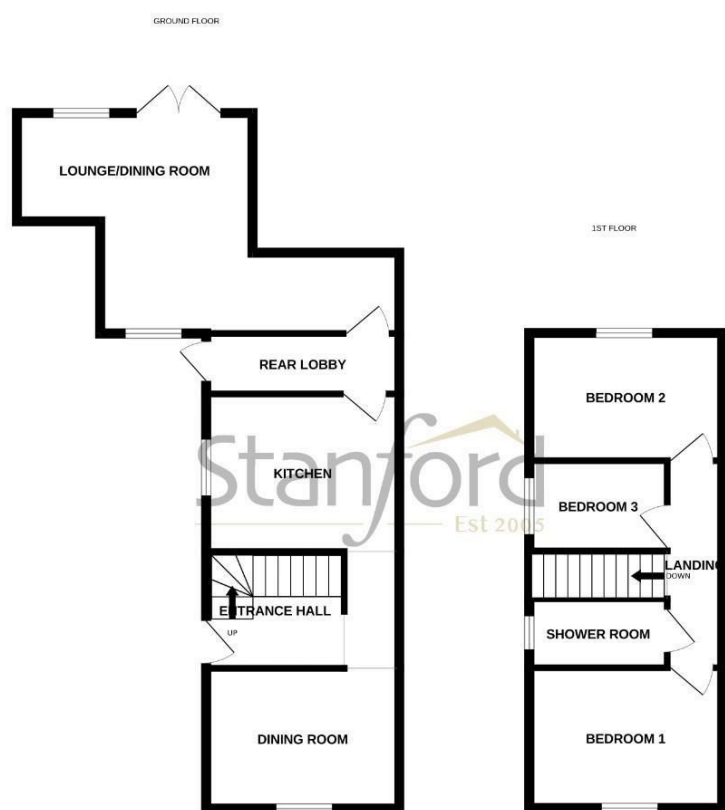
LOCAL COUNCIL: Eastleigh Borough Council

COUNCIL TAX BAND: Band C

SELLERS POSITION: Looking To Purchase A Property

INFANT/JUNIOR SCHOOL: St James C Of E Primary School

SECONDARY SCHOOL: Wildem School



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of floor, wall, ceiling, areas and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, fittings and appliances shown hereon have not been tested and no guarantee as to their operation or efficiency can be given. Made with MyPlan 2024.

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

