



Stanford Estate Agents are delighted to present this impressive two bedroom detached bungalow in Midanbury. The property is well presented throughout & boasts a 19ft x 14ft lounge/dining room, two double bedrooms, gas central heating, driveway parking & is being offered with no forward chain.

**Directions**

**ENTRANCE HALL:**

Coved & smooth plaster ceiling, loft hatch, radiator.

**LOUNGE/DINING ROOM: (19'2" x 14'11")**

Coved & smooth plaster ceiling, double glazed window to rear aspect, double glazed French style doors to side aspect leading out to the rear garden, radiator, television point, electric coal effect fire place with marble surround.

**KITCHEN: (10'1" x 7'4")**

Smooth plaster ceiling, double glazed window to rear aspect, a range of wall mounted & base level units, roll top work surfaces, built in gas hob with extractor hood above, built in double electric oven, sink & drainer with mixer tap above, built in dishwasher, space & plumbing for a washing machine, tiling to principle areas.

**GARDEN ROOM/CONSERVATORY: (8'4" x 7'4")**

Double glazed construction with a glass roof, double glazed doors to rear aspect leading out to the rear garden, space for a fridge/freezer, radiator.

**BEDROOM 1: (13'2" x 10'1")**

Coved & smooth plaster ceiling, double glazed bay window to front aspect, radiator, two built in wardrobes.

**BEDROOM 2: (12'0" x 8'8")**

Coved & smooth plaster ceiling, double glazed bay window to front aspect, radiator, built in wardrobe.

**SHOWER ROOM: (6'11" x 5'1")**

Coved & smooth plaster ceiling, extractor fan, obscure double glazed window to side aspect, heated towel rail, shaver point, double shower, low level WC, wash hand basin with storage cupboard below.

**FRONT GARDEN:**

The front garden is laid to lawn with a tarmac driveway providing off road parking. There is also an outside tap

& power points.

**REAR GARDEN:**

The southerly facing & secluded rear garden is enclosed & is mainly laid to artificial grass with a patio & slate area with various power points. There is also a summer house with power, an outsider tap & a lovely sheltered seating area to the side of the property

**OTHER INFORMATION:**

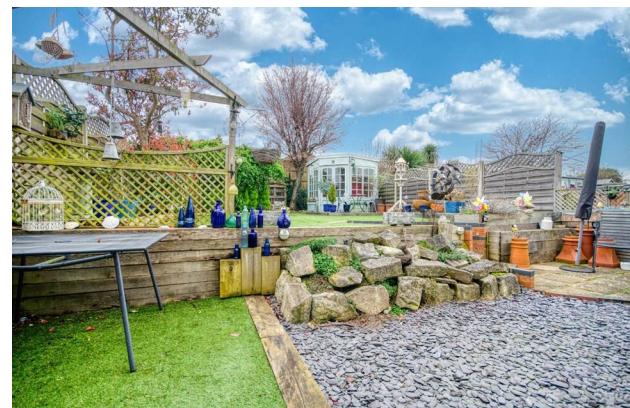
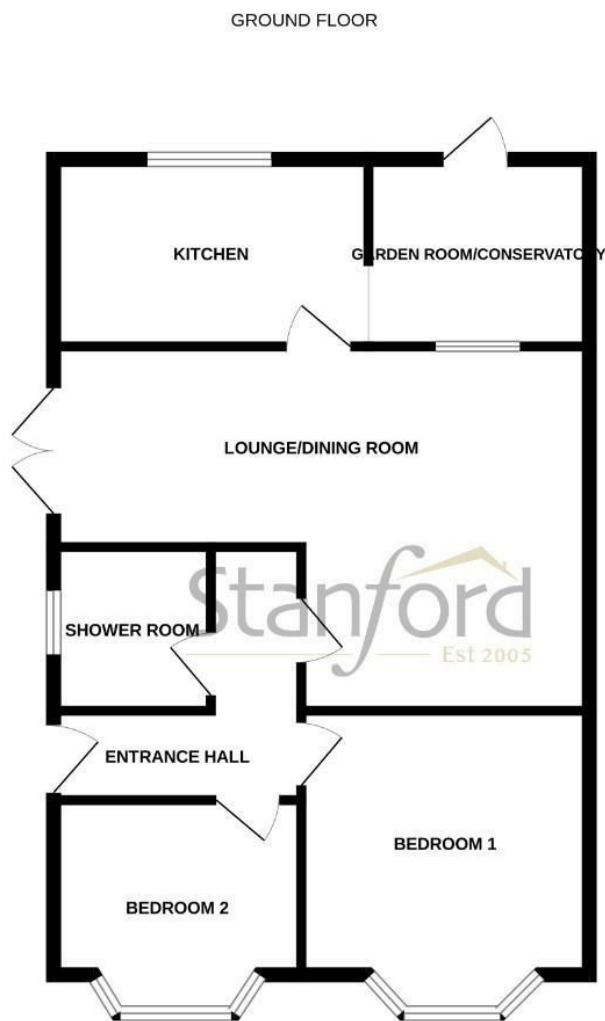
**LOCAL COUNCIL:** Southampton City Council

**COUNCIL TAX BAND:** Band C

**SELLERS POSITION:** No Forward Chain

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

**SECONDARY SCHOOL:** Bitterne Park School



Energy Efficiency Rating	
Current	Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

Very energy efficient - lower running costs  
Not energy efficient - higher running costs

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

Very environmentally friendly - lower CO<sub>2</sub> emissions  
Not environmentally friendly - higher CO<sub>2</sub> emissions

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.  
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