



Stanford Estate Agents are delighted to present this stunning three bedroom semi detached house in Woolston. The property is immaculately presented throughout & boasts a lounge, dining room, utility room, conservatory, double glazing & gas central heating. An internal viewing is highly recommended.

Directions

Entrance Hall

Coved & textured ceiling, radiator, stairs to first floor landing, under stairs storage cupboard.

Lounge 13'7 x 11'11

Coved & textured ceiling, double glazed window to front aspect, radiator, television point, telephone point.

Dining Room 11'11 x 10'4

Coved & textured ceiling, double glazed window to rear aspect, radiator, exposed wood flooring.

Kitchen 14'4 x 7'5

Textured ceiling, double glazed window to rear aspect, double glazed door to rear aspect, a range of wall mounted & base level units, roll top work surfaces, space for a range style cooker with extractor hood above, tiling to principal areas, butler sink with mixer tap above, wine chiller.

Utility Room 5'4 x 5'3

Double glazed window to rear aspect, roll top work surface, space & plumbing for a washing machine, space for a tumble dryer, space for a fridge/freezer.

Conservatory 7'6 x 7'4

Double glazed construction with a polycarbonate roof, double glazed door leading out to the rear garden.

First Floor Landing

Textured ceiling, loft hatch.

Bedroom One 13'7 x 12'0

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

Bedroom Two 12'1 x 9'5

Coved & textured ceiling, double glazed window to rear aspect, radiator, two built in wardrobes.

Bedroom Three 8'7 x 7'5

Coved & textured ceiling, double glazed window to rear aspect, radiator.

Family Bathroom 6'0 x 5'11

Coved & textured ceiling, obscure double glazed window to front aspect, heated towel rail, part tiled walls, roll top bath with shower above, low level WC, wash hand basin with storage cupboard below.

Front Garden

Laid to shingle with a path leading to the front door.

Rear Garden

The secluded & enclosed rear garden is mainly laid to lawn with a patio area. There is also side access, a wood decked area & a shed.

OTHER INFORMATION

LOCAL COUNCIL: Southampton City Council

COUNCIL TAX BAND: Band C

SELLERS POSITION: Looking To Purchase A Property

INFANT/JUNIOR SCHOOL: Woolston Infant School/Ludlow Junior School

SECONDARY SCHOOL: Oasis Academy Sholing



GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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

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