



15 Harbourne Gardens, West End, Southampton, Hampshire, SO18 3LY

Offers In Excess Of

£260,000

Stanford Estate Agents are delighted to present this impressive & well presented two bedroom end of terrace house in West End. The property boasts double glazing, gas central heating, a southerly facing & secluded rear garden & ample off road parking. An internal viewing is highly recommended.

ROOMS:

ENTRANCE HALL:

Textured ceiling, stairs to first floor landing.

LOUNGE: (13'3" x 10'2")

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

KITCHEN/BREAKFAST ROOM: (13'3" x 9'3")

Textured ceiling, double glazed window to rear aspect, double glazed French style doors to rear aspect leading out to the rear garden, a range of wall mounted & base level units, roll top work surfaces, tiling to principle areas, stainless steel sink & drainer with mixer tap above, space for a fridge/freezer, space & plumbing for a washing machine, space & plumbing for a dishwasher, built in gas hob & electric oven with extractor hood above.

FIRST FLOOR LANDING:

Textured ceiling, loft hatch, airing cupboard.

BEDROOM 1: (13'3" x 9'9")

Textured ceiling, double glazed window to front aspect, radiator, built in wardrobe.

BEDROOM 2: (11'8" x 6'9")

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

BATHROOM: (6'3" x 6'2")

Textured ceiling, obscure double glazed window to rear aspect, radiator, fully tiled walls, panel enclosed bath with shower above, low level WC, pedestal wash hand basin.

FRONT GARDEN:

The front is currently under construction & will be a block paved driveway for one car. There is also an additional allocated off road parking space for one car.

REAR GARDEN:

The southerly facing & secluded rear garden is mainly laid to lawn with a patio area. There is also side access via a gate.

OTHER INFORMATION:

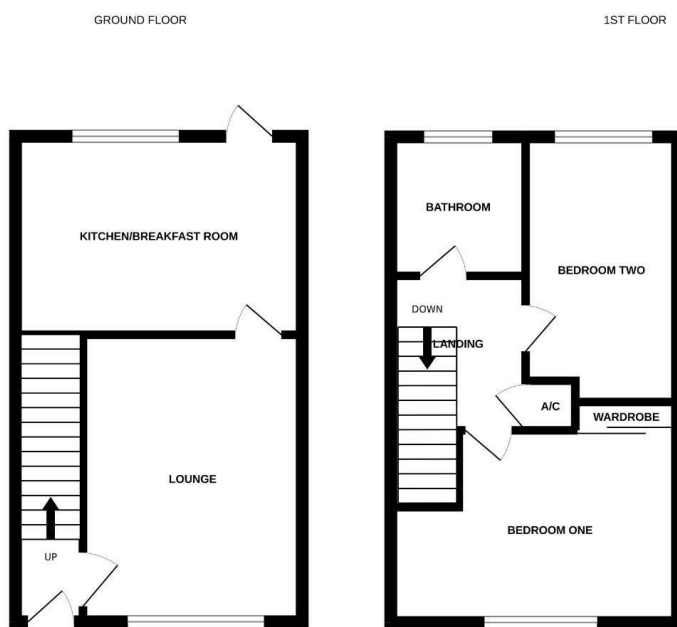
LOCAL COUNCIL: Eastleigh Borough Council

COUNCIL TAX BAND: Band B

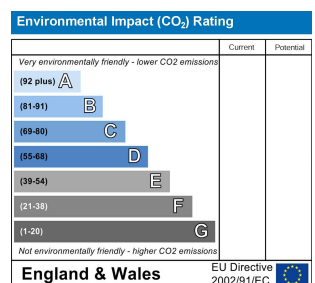
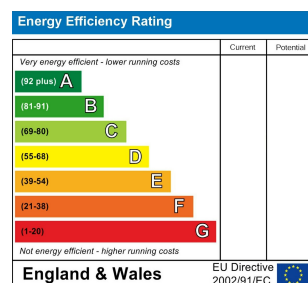
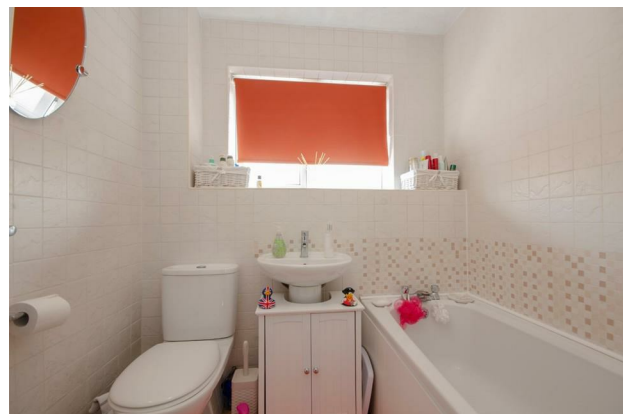
SELLERS POSITION: Looking To Purchase A Property

INFANT/JUNIOR SCHOOL: Townhill Infant School/Townhill Junior School

SECONDARY SCHOOL: Bitterne Park School



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 02022



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