



Broadmead Road - £500,000

Stanford  
Est 2005



# 13 Broadmead Road, Nursling, Southampton, SO16 0XD

Offers In Excess Of  
**£500,000**

Stanford Estate Agents are delighted to present this impressive & spacious four bedroom detached chalet bungalow in Nursling. The property is immaculate throughout & boasts a stunning 28ft kitchen/breakfast/family room, two bathrooms, garage & driveway parking. An internal viewing is recommended.

## ENTRANCE HALL:

Smooth plaster ceiling, stairs to first floor landing, under stairs storage cupboard, vertical radiator.

## LOUNGE: (15'1" x 11'11")

Smooth plaster ceiling, double glazed bay window to front aspect, double glazed window to side aspect, radiator, gas fire, television point.

## KITCHEN/BREAKFAST/FAMILY ROOM: (28'2" x 12'5")

Smooth plaster ceiling, two double glazed windows to rear aspect, double glazed bi-folding doors to rear aspect leading out to the rear garden, vertical radiator, tiled floor, a range of wall mounted & base level units, roll top work surfaces, sink & drainer with mixer tap above, built in gas hob with extractor hood above, built in double electric oven, built in dishwasher, built in washing machine, built in fridge/freezer, tiling to principle areas.

## BEDROOM 1: (11'3" x 10'0")

Smooth plaster ceiling, double glazed window to front aspect, radiator.

## FAMILY BATHROOM: (8'1" x 7'8")

Smooth plaster ceiling, inset down lighting, two obscure double glazed windows to side aspect, heated towel rail, tiled floor, part tiled walls, freestanding bath, fully tiled double shower, low level WC, wash hand basin with storage cupboard below.

## FIRST FLOOR LANDING:

Smooth plaster ceiling, inset down lighting, Velux window to rear aspect, eaves storage space.

## BEDROOM 2: (13'8" x 11'0")

Smooth plaster ceiling, double glazed window to rear aspect, radiator.

## BEDROOM 3: (13'8" x 8'7")

Smooth plaster ceiling, double glazed window to front aspect, radiator.

## BEDROOM 4: (8'10" x 7'6")

Smooth plaster ceiling, Velux window to front aspect, double glazed window to side aspect, radiator, eaves storage space.

## SHOWER ROOM: (7'10" x 6'4")

Smooth plaster ceiling, inset down lighting, obscure double glazed window to rear aspect, heated towel rail, tiled floor, fully tiled double shower, low level WC, wash hand basin with storage cupboard below.

## FRONT GARDEN:

Laid to lawn with a tarmac driveway providing off road parking for two/three cars.

## GARAGE:

Detached single garage with an up & over door.

## REAR GARDEN:

The secluded & westerly facing rear garden is enclosed & mainly laid to lawn.

## OTHER INFORMATION:

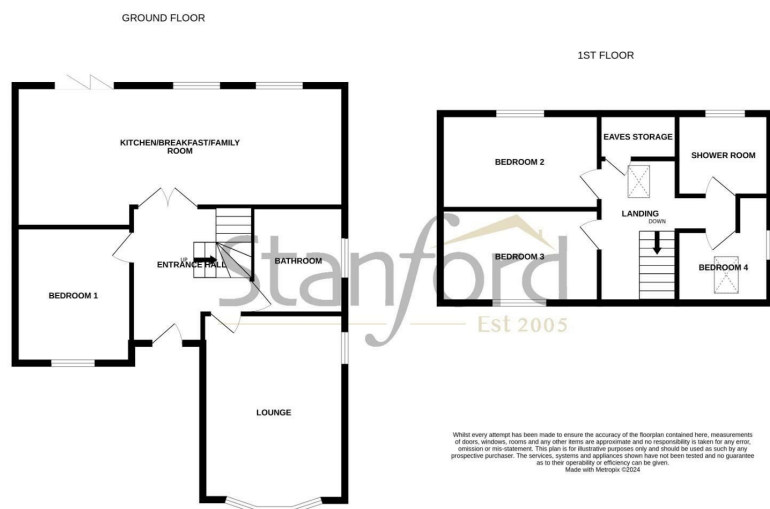
LOCAL COUNCIL: Test Valley Council

COUNCIL TAX BAND: Band D

SELLERS POSITION: Looking To Purchase A Property

INFANT/JUNIOR SCHOOL: Nursling CE Primary School

SECONDARY SCHOOL: The Mountbatten School



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurement 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. Made with Metropix ©2024

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(82 plus) <b>A</b>	
(81-91) <b>B</b>		(61-81) <b>B</b>	
(69-80) <b>C</b>		(49-60) <b>C</b>	
(55-68) <b>D</b>		(35-48) <b>D</b>	
(39-54) <b>E</b>		(29-34) <b>E</b>	
(21-38) <b>F</b>		(11-28) <b>F</b>	
(1-20) <b>G</b>		Not environmentally friendly - higher CO <sub>2</sub> emissions	
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

