



Chalk Hill - £325,000

Stanford  
Est 2005



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

Offers In Excess Of

£325,000

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:

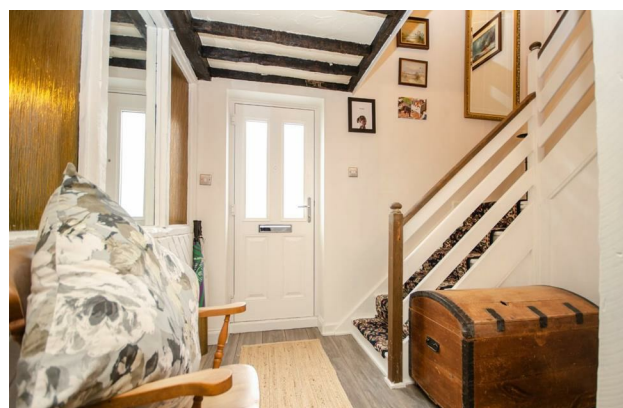
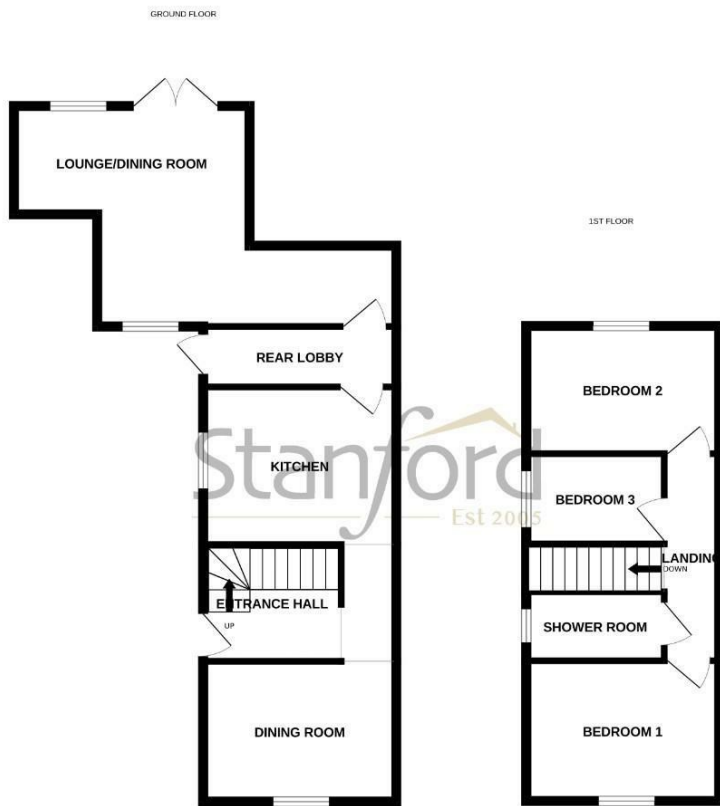
LOCAL COUNCIL: Eastleigh Borough Council

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, 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 here are not intended to be guaranteed as to their quality or efficiency can be given. Made with MyPlan 2024.

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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

England & Wales EU Directive 2002/91/EC

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

England & Wales EU Directive 2002/91/EC



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Stanfords nor any of its employees or agents has the authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. Written quotation are available on

