



Melville Close - £315,000

Stanford
Est 2005



1 Melville Close, Lordswood, Southampton, SO16 8DE

Offers In Excess Of

£215,000

Stanford Estate Agents are delighted to offer for sale this lovely three bedroom family home, ideally situated in this highly sought after location. This fantastic property offers spacious accommodation including a 15ft family room, 25ft bay fronted lounge/diner, a modern fitted kitchen and upstairs family bathroom. Benefits include a secluded rear garden, garage and off road parking. This property would make a perfect first time buy and internal viewings are strongly recommended to avoid disappointment.

Entrance Porch:

Storage cupboard, double glazed window to front aspect, door to lounge/diner.

Lounge/Diner: (25'7" x 15'8")

Double glazed bay fronted window, wood flooring, double radiator, stairs to first floor landing, double doors to family room.

Dining/Family Room : (15'4" x 6'10")

Double glazed doors to rear aspect, double radiator, tiled flooring, double glazed windows to rear aspect, radiator, space and plumbing for a washing machine and tumble dryer

Kitchen: (12'0 x 7'10")

Range of modern wall and base level units with squared edge worksurfaces, gas hob and oven with stainless steel extractor hood and lighting, space for a fridge/freezer, space and plumbing for a dishwasher, stainless steel sink and drainer, tiled flooring, part tiled walls.

First Floor Landing:

Airing cupboard, doors to bedrooms and bathroom, access to loft.

Bedroom One: (11'2" x 8'10")

Double glazed window to front aspect, radiator, built in wardrobes, Velux window.

Bedroom Two: (11'3" x 8'10")

Double glazed window to rear aspect, radiator, built in wardrobes.

Bedroom Three: (6'10" x 6'10")

Double glazed window to front aspect, radiator.

Family Bathroom:

Double glazed windows to rear aspect, suite comprising panel enclosed bath with shower over, pedestal wash hand basin, low level WC, heated towel rail, tiled flooring, part tiled walls.

Front Garden:

Laid to lawn, path leading to front door.

Rear Garden:

Secluded garden, paved seating and entertaining area, panel fence surround.

Garage:

Located in a block behind the property, off road parking in front.

Other Information:

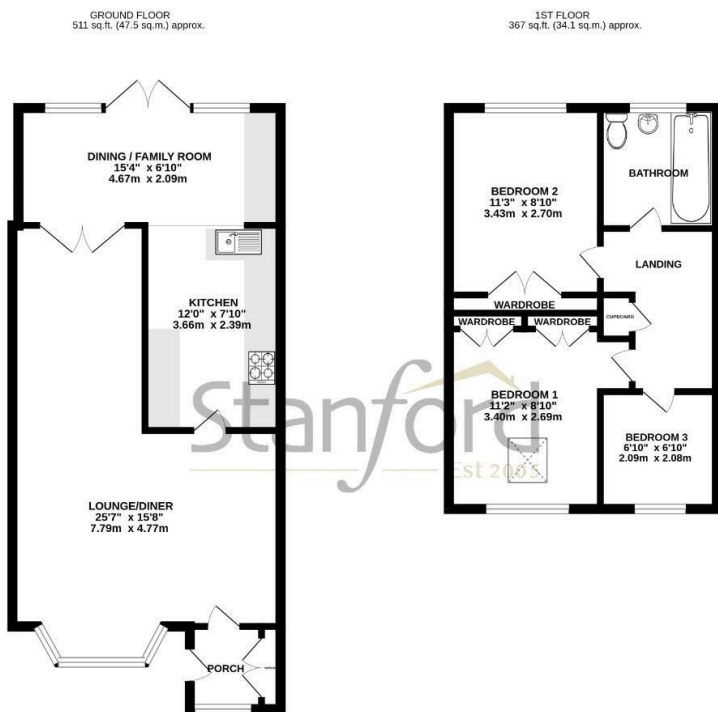
Local Council: Southampton City Council

Council Tax Band: C

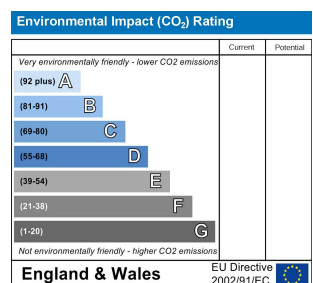
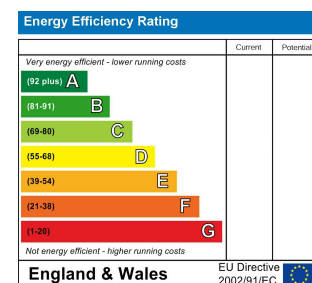
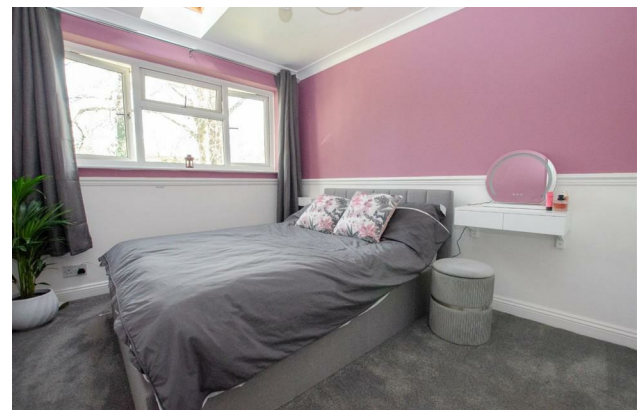
Sellers Position: Looking To Purchase A Property

Local Primary School: Hollybrook Infant School/Hollybrook Junior School

Secondary School: Oasis Academy



TOTAL FLOOR AREA: 879 sq.ft. (81.6 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of floors, levels, 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, systems and appliances shown have not been tested and no guarantee is to be made as to their condition or efficiency and the purchaser is to bear the responsibility for them. Made with DesignSpace



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