



Stanford Estate Agents are delighted to offer this spacious and extended, two bedroom, end of terrace house in the sought after location of Hedge End. Boasting two good sized bedrooms, a modern kitchen and bathroom, low maintenance rear garden and a garage. This property is offered with no forward chain so please call now to avoid disappointment.

Directions

ENTRANCE HALL:

Door leading to the sitting room, opening leading to the kitchen, radiator, with the room being laid to tiled flooring.

KITCHEN: (8'1" x 7'0")

Double glazed window to front aspect, a beautifully presented modern kitchen fitted with a range of matching wall and base level units with rolled edged worktops, integrated appliances consisting of an electric oven and hob with extractor over, further space and plumbing for a washing machine, dishwasher and tall standing fridge/freezer with the room being laid to tiled flooring.

LOUNGE: (16'10" x 11'11")

Double glazed window to side aspect, opening leading to the dining room, stairs leading to the first floor, two radiators, television and various power points with the room being laid to wood effect flooring.

DINING ROOM: (11'3" x 10'5")

Double glazed window and door leading to the rear garden, fitted skylights, radiator, various power points with the room being laid to wood effect flooring.

FIRST FLOOR LANDING:

Access to loft via loft hatch, obscure double glazed window to side aspect, doors leading to both bedrooms and bathroom, airing cupboard and laid to carpet.

BEDROOM 1: (10'8" x 8'7")

Double glazed window to rear aspect, built in wardrobes, radiator, various power points with the room being laid to carpet.

BEDROOM 2: (11'1" x 6'7")

Double glazed window to front aspect, built in wardrobe, radiator, various power points with the room being laid to carpet.

BATHROOM: (8'0" x 4'11")

A well presented modern bathroom with a smooth plaster ceiling, obscure double glazed window to front aspect, tiling to principal areas, radiator, fitted with a suite comprising panel enclosed bath with shower over, vanity wash hand basin and low-level WC with the room being laid to tiled effect vinyl flooring.

FRONT GARDEN:

The front garden has been mainly laid to lawn with a pathway leading to the front door.

REAR GARDEN:

This private and enclosed rear garden has been mainly laid to attractive shingle with a pathway leading to the gated pedestrian side access.

GARAGE:

The garage is located in a block to the side of the property with an up and over door.

OTHER INFORMATION:

LOCAL COUNCIL: Eastleigh Borough Council

COUNCIL TAX BAND: Band C

SELLERS POSITION: Looking To Purchase A Property

INFANT/JUNOR SCHOOL: Berrywood Primary School

SECONDARY SCHOOL: Wildern School



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide to the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency due to age.



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

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