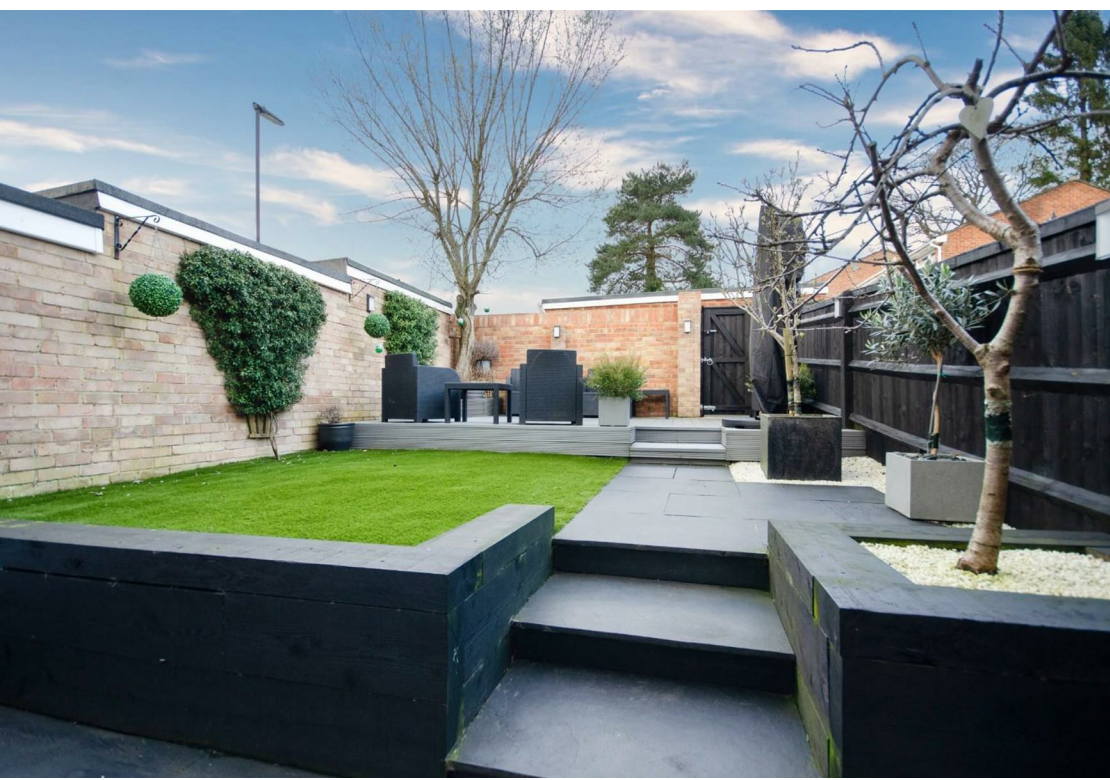




Dunster Close - £325,000

Stanford
Est 2005



14 Dunster Close, Lordswood, Southampton, Hampshire, SO16 8DF

Asking Price £325,000

Stanford Estate Agents are delighted to present this impressive three bedroom end of terrace house in Lordswood. The property is immaculately presented throughout & boasts a lounge, dining room, double glazing, gas central heating, garage & driveway parking. An internal viewing is highly recommended.

ENTRANCE HALL:

Smooth plaster ceiling, obscure double glazed window to front aspect, roll top work surfaces, tiling to principle areas.

LOUNGE: (15'9" x 11'1")

Smooth plaster ceiling, double glazed window to front aspect, radiator, stairs to first floor landing, television point, telephone point.

DINING ROOM: (12'2" x 6'8")

Smooth plaster ceiling, inset down lighting, double glazed French style doors to rear aspect leading out to the rear garden, radiator.

KITCHEN: (11'10" x 8'1")

Smooth plaster ceiling, inset down lighting, double glazed window to rear aspect, a range of wall mounted & base level units, roll top work surfaces, tiling to principle areas, stainless steel sink & drainer with mixer tap above, built in gas hob & electric oven with extractor hood above, built in washing machine, built in dishwasher, built in fridge/freezer.

FIRST FLOOR LANDING:

Smooth plaster ceiling, loft hatch, airing cupboard.

BEDROOM 1: (11'1" x 8'7")

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

BEDROOM 2: (10'6" x 8'7")

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

BEDROOM 3: (7'8" x 6'8")

Smooth plaster ceiling, double glazed window to front aspect, radiator, bespoke built in wardrobes with various shelves & hanging rails.

FAMILY BATHROOM: (6'8" x 6'3")

Smooth plaster ceiling, obscure double glazed window to rear aspect, heated towel rail, fully tiled walls, tiled floor, panel enclosed bath with shower above, low level WC, wash hand basin with storage cupboard below.

FRONT GARDEN:

Laid to lawn with a path leading to the front door.

REAR GARDEN:

The secluded & enclosed garden is truly stunning & has been full redesigned & renovated to the highest standard. Mainly laid to artificial grass, there is also a patio area, raised wood decked area. rear access via a gate & also direct access into the garage.

GARAGE:

The single garage has an up & over door with an additional door providing direct access from the rear garden. There is a driveway in front of the garage providing off road parking for one car.

OTHER INFORMATION:

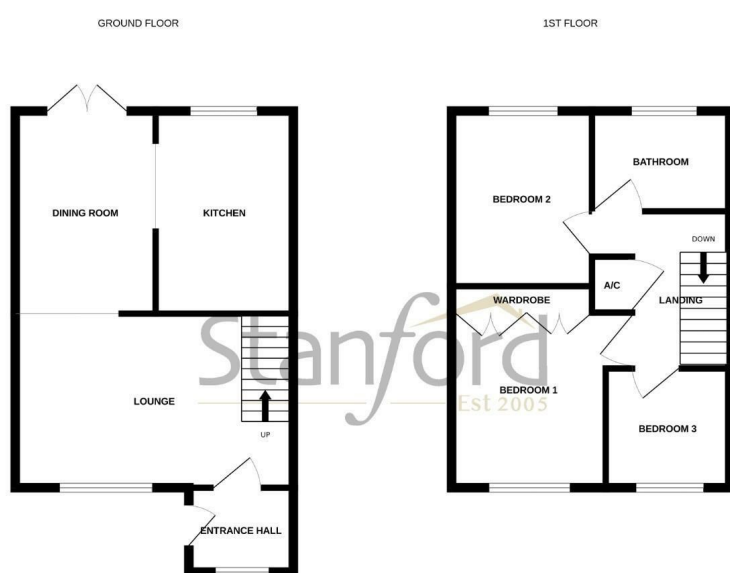
LOCAL COUNCIL: Southampton City Council

COUNCIL TAX BAND: Band C

SELLERS POSITION: Has Found A Property To Purchase With No Forward Chain

INFANT/JUNIOR SCHOOL: Oakwood Primary School

SECONDARY SCHOOL: Upper Shirley High School



While every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for information purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Stansted Mortgage Services

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	



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

