**Shrubland Close - £300,000**

Stanford
Est 2005

It is with great pleasure that Stanford Estate Agents offer for sale this lovely, three bedroom, terraced family home, ideally situated in this highly sought after cul-de-sac location. This fantastic property offers spacious accommodation including a 17ft living room, a modern fitted kitchen/diner and a stylish upstairs family bathroom. Benefits include a fabulous, good sized secluded rear garden and off road parking. This property has been refurbished throughout and would make a perfect family home. Offered with no onward chain and internal viewings are strongly recommended to avoid disappointment.

**Porch:**
Double glazed windows, door through to living room.

**Living Room: ( 17'0 x 15'6")**
-Double glazed windows to front aspect, double radiator, stairs to first floor landing, new wood laminate flooring, recently decorated, door to kitchen/diner.

**Kitchen/Diner: (15'6" x 12'0)**
Double glazed windows to rear aspect, fitted with a range of modern wall and base level units with oak squared edge worksurfaces, gas hob and electric oven with stainless steel extractor hood over, stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine and fridge/freezer, new wood laminate flooring, double radiator, ceiling downlighters, double glazed patio sliding doors to rear aspect, understairs storage cupboard.

**First Floor Landing:**
Stairs down to ground floor, radiator, access to loft space, doors to bedrooms and family bathroom

**Bedroom One: (14'6" x 9'5")**
Double glazed windows to front aspect, double radiator, built in wardrobes, new carpets.

**Bedroom Two: (12'42 x 9'5")**
Double glazed window to rear aspect, double radiator, built in wardrobes, new carpets.

**Bedroom Three: (11'4" x 6'12")**
Double glazed window to front aspect, double radiator, new carpets.

**Family Bathroom:**
Obscure double glazed window to rear aspect, modern suite comprising panel enclosed bath with shower over, vanity wash hand basin with cupboards below, low level WC, tiled walls, heated towel rail, new wood laminate flooring.
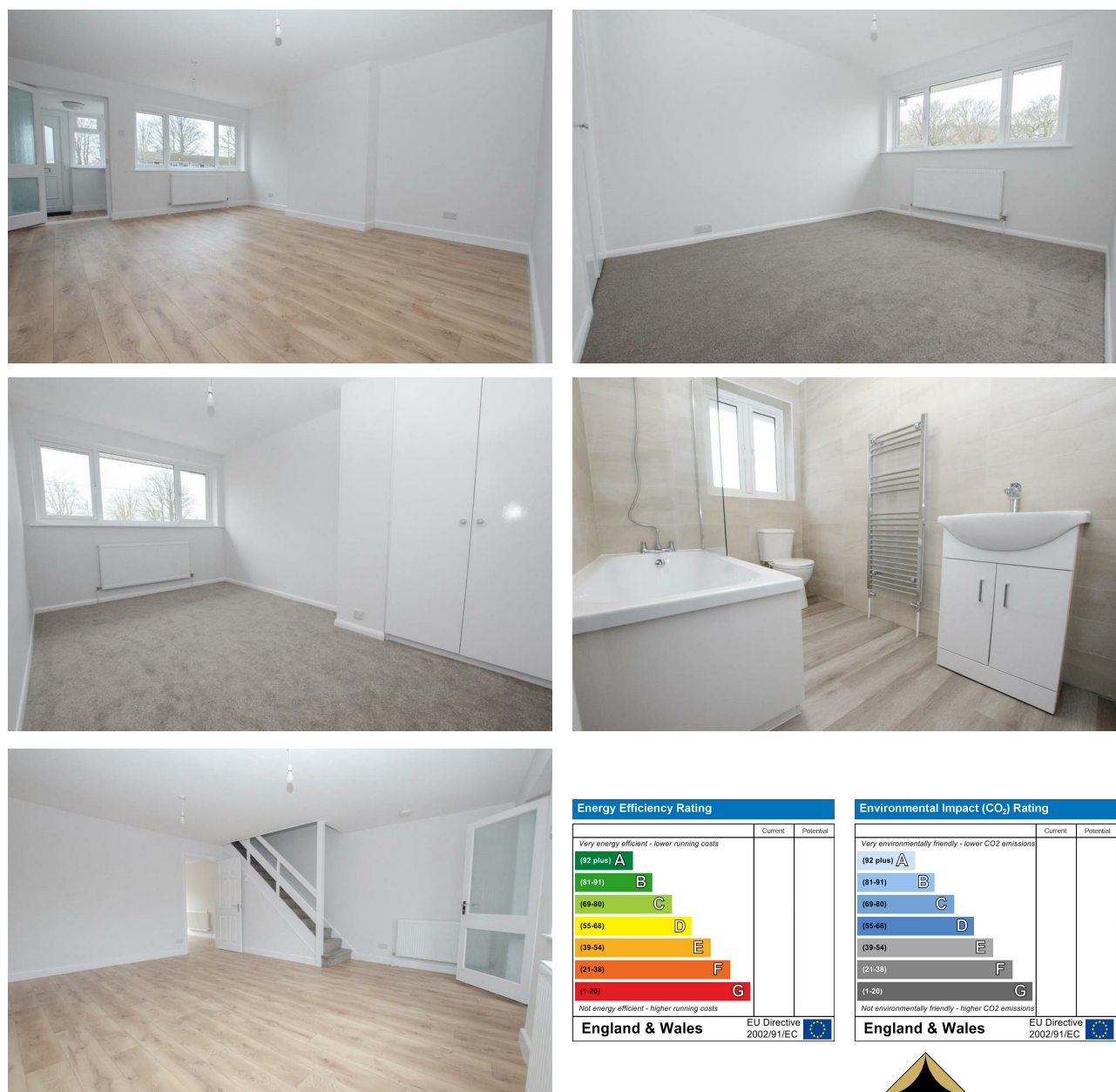
**Front Garden:**
Path leading to front door, off street parking with potential to create further parking.

**Rear Garden:**
A delightful, good sized secluded garden, large patio seating and entertaining area, mainly laid to lawn, panel fence surround, pathway leading to rear access gate,

**Garage:**
The garage is located in a nearby block and has an up and over door.

**Other Information:**
Local Council: Southampton City Council
Council Tax Band: B
Sellers Position: No Forward Chain
Local Primary School: Moorlands Primary School
Secondary School: Bitterne Park School













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