





Stanford Estate Agents are delighted to present this impressive three bedroom detached house situated on a corner plot in Sholing. The property boasts a generous garden, garage, driveway parking, 23ft lounge/dining room, double glazing, gas central heating & is being offered with no forward chain.

**Directions**

**ENTRANCE HALL:**

Textured ceiling, radiator, stairs to first floor landing, under stairs storage cupboard.

**LOUNGE/DINING ROOM: (23'3" x 10'2")**

Coved & textured ceiling, double glazed window to front aspect, double glazed window to rear aspect, two radiators, television point, electric coal effect fire place.

**KITCHEN: (14'3" x 8'8")**

Textured ceiling, double glazed window to rear aspect, double glazed door to side aspect, a range of wall mounted & base level units, roll top work surfaces, built in gas hob & electric oven with extractor hood above, radiator, sink & drainer with mixer tap above, space & plumbing for a washing machine, space for a fridge/freezer.

**FIRST FLOOR LANDING:**

Textured ceiling, loft hatch, double glazed window to side aspect.

**BEDROOM 1: (12'0" x 9'4")**

Textured ceiling, double glazed window to front aspect, radiator, bespoke built in storage units.

**BEDROOM 2: (10'11" x 9'5")**

Textured ceiling, double glazed window to rear aspect, radiator.

**BEDROOM 3: (8'0" x 6'5")**

Textured ceiling, double glazed window to rear aspect, radiator.

**SHOWER ROOM: (6'6" x 5'7")**

Coved & textured ceiling, obscure double glazed window to rear aspect, fully tiled shower, low level WC, wash hand basin with storage cupboard below.

**FRONT GARDEN:**

Gated block paved driveway providing off road parking.

**GARAGE:**

The single garage has an up & over door with power & light.

**REAR GARDEN:**

The secluded & southerly facing rear garden is of a very good size & is mainly laid to lawn with a patio area. There is rear access & the potential for more off road parking.

**OTHER INFORMATION:**

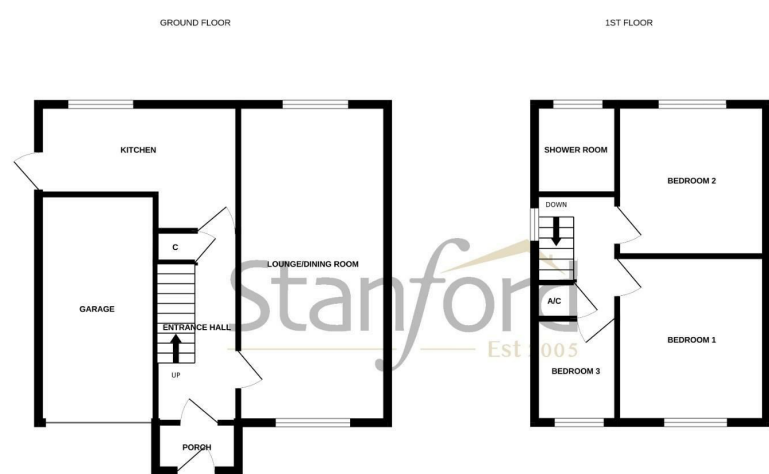
**LOCAL COUNCIL:** Southampton City Council

**COUNCIL TAX BAND:** Band D

**SELLERS POSITION:** No Forward Chain

**INFANT/JUNIOR SCHOOL:** Sholing Infant School/Sholing Junior School

**SECONDARY SCHOOL:** Oasis Academy Sholing



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, contents, fixtures and fittings given are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendors, agents and appliances shown have not been visited and no guarantee as to their operability or efficiency can be given. (Estate Agent's Licence No. 005)



Energy Efficiency Rating	
Current	Potential
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	

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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	

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

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