



Stanford Estate Agents are delighted to present this impressive three bedroom end of terrace house in West End. The property boasts a lounge, dining room, cloakroom, garage, driveway parking & is situated within a lovely quiet cul-de-sac location. An internal viewing is very highly recommended.

Directions

ENTRANCE HALL:

Textured ceiling, radiator, stairs to first floor landing.

CLOAKROOM:

Textured ceiling, obscure double glazed window to side aspect, low level WC, wash hand basin, radiator.

LOUNGE: (13'7" x 12'9")

Textured ceiling, double glazed window to front aspect, radiator, under stairs storage cupboard, television point.

DINING ROOM: (11'0" x 8'2")

Textured ceiling, double glazed sliding patio doors to rear aspect leading out to the rear garden radiator.

KITCHEN: (10'11" x 7'8")

Textured ceiling, double glazed window to rear aspect, double glazed window to side aspect, door to rear aspect leading out to the rear garden, a range of wall mounted & base level units, roll top work surfaces, tiling to principle areas, sink & drainer with mixer tap above, space for a fridge/freezer, space & plumbing for a washing machine, cooker point.

FIRST FLOOR LANDING:

Textured ceiling, loft hatch, airing cupboard.

BEDROOM 1: (13'8" x 8'11")

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

BEDROOM 2: (9'2" x 8'10")

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

BEDROOM 3: (9'10" x 6'8")

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

BATHROOM: (6'8" x 6'4")

Textured ceiling, obscure double glazed window to rear aspect, part tiled walls, fully tiled disability shower, low level WC, pedestal wash hand basin.

FRONT GARDEN:

Tarmac driveway providing off rod parking with a block paved path leading to the front door.

GARAGE:

Single garage with an up & over door. Additional door to the rear providing direct access from the rear garden.

REAR GARDEN:

The secluded & enclosed rear garden is mainly laid to patio with various flower beds, borders & a shed.

OTHER INFORMATION:

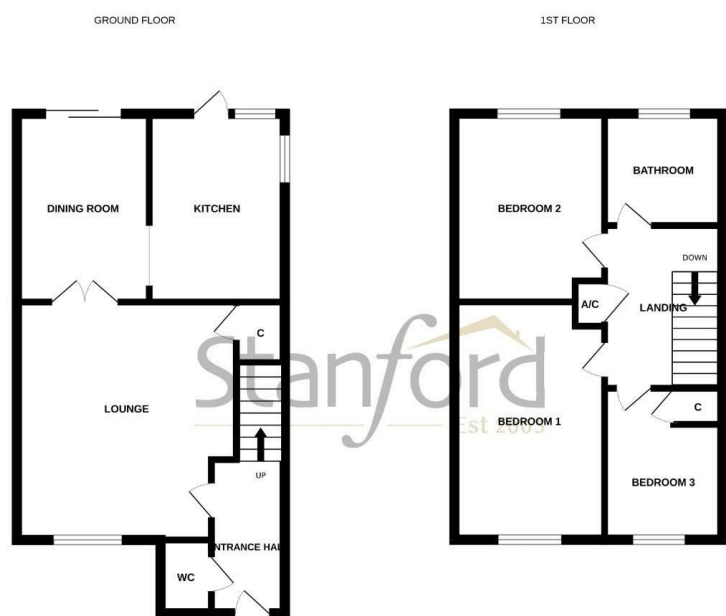
LOCAL COUNCIL: Eastleigh Borough Council

COUNCIL TAX BAND: Band D

SELLERS POSITION: Looking To Purchase A Property Locally

INFANT/JUNIOR SCHOOL: St James C Of E Primary School

SECONDARY SCHOOL: Wildern School



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The plan is for illustrative purposes only and should not be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given regarding their operation or efficiency rate for given. Made with Blueprints 12024



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

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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 request. All loans secured on property, life assurance is usually required. This can be emailed on request.