



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:

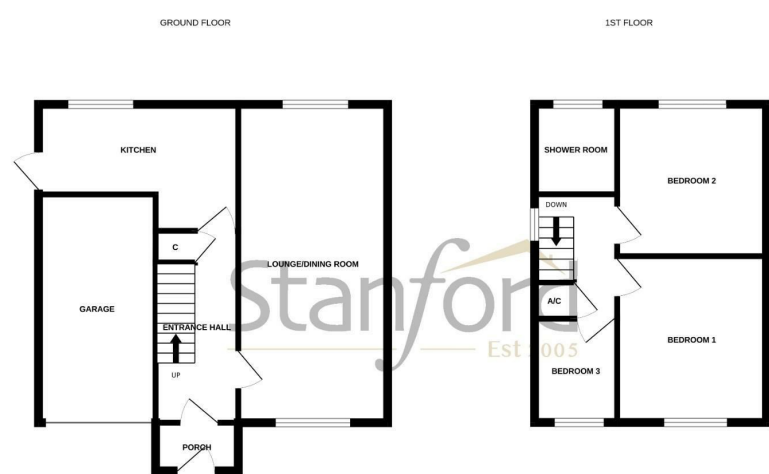
LOCAL COUNCIL: Southampton City Council

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. Stanfords Estate Agents Ltd



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.