



Testwood Place - £425,000

Stanford
Est 2005



1 Testwood Place, Totton, Southampton, SO40 3BE

Asking Price £425,000

Stanford Estate Agents are delighted to present this impressive & extended three bedroom semi detached house situated on a corner plot in Totton. The property is well presented throughout & boasts a stunning 21ft x 17ft kitchen/family/dining room, cloakroom, utility room & ample off road parking.

ENTRANCE HALL:

Smooth plaster ceiling, inset down lighting, double glazed window to front aspect, radiator, stairs to first floor landing, under stairs storage cupboard.

CLOAKROOM:

Smooth plaster ceiling, obscure double glazed window to front aspect, low level WC, wash hand basin, tiling to principle areas.

LOUNGE: (12'11" x 10'3")

Smooth plaster ceiling, double glazed window to front aspect, radiator, television point.

KITCHEN/DINING/FAMILY ROOM: (21'4" x 17'1")

Smooth plaster ceiling, inset down lighting, double glazed bi-folding doors to rear aspect leading out to the rear garden, Velux window to rear aspect, central island, a range of wall mounted & base level units, sink & drainer with mixer tap above, built in electric hob & double electric oven with extractor hood above, radiator, built in dishwasher.

STUDY/DINING ROOM: (12'1" x 9'7")

Smooth plaster ceiling, double glazed window to front aspect, radiator, space for an American style fridge/freezer.

UTILITY ROOM: (6'3" x 5'0")

Smooth plaster ceiling, inset down lighting, double glazed 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, space & plumbing for a washing machine, space for a tumble dryer.

FIRST FLOOR LANDING:

Smooth plaster ceiling, loft hatch, Velux window to front aspect.

BEDROOM 1: (10'5" x 9'11")

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

BEDROOM 2: (11'4" x 10'3")

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

BEDROOM 3: (7'0" x 6'10")

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

FAMILY BATHROOM: (6'9" x 6'9")

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

FRONT GARDEN:

Block paved driveway which provides off road parking for multiple vehicles.

REAR GARDEN:

The secluded & enclosed rear garden is mainly laid to lawn with a patio area. There is also side access via a gate.

OTHER INFORMATION:

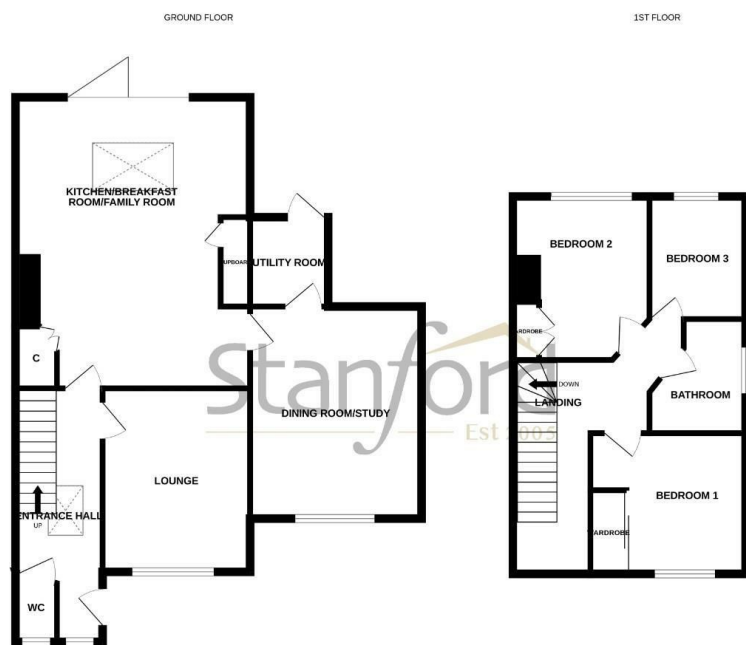
LOCAL COUNCIL: New Forest Council

COUNCIL TAX BAND: Band C

SELLERS POSITION: Has Found A Property To Purchase

INFANT/JUNIOR SCHOOL: Lydlynch Infant School/Abbotswood Junior School

SECONDARY SCHOOL: Testwood School



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Whilst every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of doors, windows, rooms and any other items 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Memorex CSD24.

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	
England & Wales	EU Directive 2002/91/EC

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	
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

