

# 11 Kenwyn Close, West End, Southampton, Hampshire, SO18 3PJ

Offers Over £249,000

Stanford Estate Agents are delighted to offer for sale this lovely two bedroom terraced house, ideally situated in this highly sought after cul-de-sac location. This fantastic property offers a 15ft lounge/diner, a fitted kitchen/breakfast room and a family bathroom. Benefits include a private garden, double glazing and gas central heating. This property would make a perfect first time buy or rental investment and internal viewings are strongly recommended to avoid disappointment.

**Porch:**  
Double glazed window to side, door to lounge/diner, cupboard

**Lounge/Diner: (15'8" x 12'8")**  
Double glazed window to front aspect, double radiator, stairs to first floor landing, door to kitchen/breakfast room.

**Kitchen/Breakfast Room: (12'8" x 8'8")**  
Double glazed window to rear aspect, tiling to principal areas, fitted with a range of modern wall and base level units with rolled edge worksurfaces, breakfast bar, electric hob and oven with stainless steel extractor hood over, sink and drainer with mixer tap, space for a washing machine and fridge/freezer, tiled flooring, wall mounted boiler, radiator, door to rear aspect.

**First Floor Landing:**  
Access to loft space, doors to bedrooms and bathroom

**Bedroom One: (12'8" x 8'10")**  
Double glazed windows to rear aspect, radiator, space for wardrobes.

**Bedroom Two: (12'0" x 7'10")**  
Double glazed windows to front aspect, radiator.

**Bathroom:**  
Ceiling downlighters, suite comprising panel enclosed bath with shower over, vanity wash hand basin with cupboards below, low level WC, heated towel rail, part tiled walls.

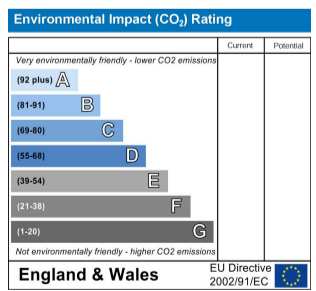
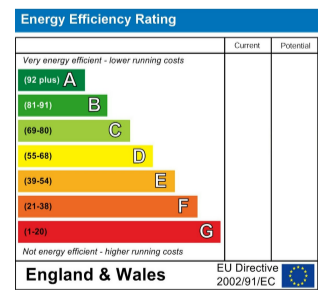
**Rear Garden:**  
Decked seating and entertaining area with flower and shrub borders, panel fence surround, storage shed and rear access gate.

**Other Information:**  
Local Council: Eastleigh Borough Council  
Council Tax Band: B  
Sellers Position:: Looking To Purchase A Property  
Local Primary School: Townhill Infant School/Townhill Junior School  
Secondary School: Bitterne Park School



Stanford  
EST 2005

TOTAL FLOOR AREA - 635 sq. ft. (59.0 sq. m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of areas, volumes, fixtures and fittings 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 a guide only. Prospective purchasers should verify the accuracy of the floorplan and measurements as to their own satisfaction and to their own satisfaction.



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