

Stanford Estate Agents are delighted to present this unique & rare to the market two bedroom Grade II listed converted school in Peartree Road. The property boasts an en suite to the master bedroom, lounge with stairs leading to a mezzanine & gated off road parking. An internal viewing is essential.

Directions

LOUNGE: (22'7" x 15'6")
Smooth plaster ceiling, spiral stair case leading to mezzanine/lounge area, window to front aspect, window to side aspect, three radiators, built in storage cupboard.

KITCHEN/BREAKFAST ROOM: (20'3" x 10'9")
Smooth plaster ceiling, window to front aspect, radiator, a range of wall mounted & base level units, roll top work surfaces, sink & drainer with mixer tap above, tiling to principle areas, built in gas hob & electric oven, space for a fridge/freezer, space & plumbing for a washing machine.

BEDROOM 2: (11'0" x 10'2")
Smooth plaster ceiling, window to rear aspect, radiator.

BATHROOM: (7'10" x 5'10")
Smooth plaster ceiling, obscure window to rear aspect, heated towel rail, part tiled walls, panel enclosed bath with shower above, low level WC, pedestal wash hand basin.

MEZZANINE/LOUNGE AREA: (21'9" x 20'0")
Smooth plaster ceiling, three Velux windows to rear aspect.

BEDROOM 1: (14'10" x 10'2")
Smooth plaster ceiling, window to rear aspect, radiator, built in wardrobes.

EN SUITE: (10#1" x 6'1")
Smooth plaster ceiling, extractor fan, fully tiled shoe cubicle, low level WC, pedestal wash hand basin, radiator.

FRONT GARDEN:
Gated tarmac driveway providing off road parking for two cars.

REAR GARDEN:

The enclosed & secluded rear garden is mainly laid to patio & block paving with access via a gate. There is also a shed.

OTHER INFORMATION:

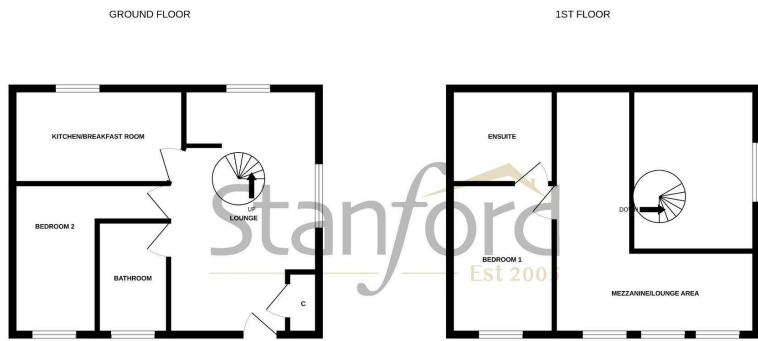
LOCAL COUNCIL: Southampton City Council

COUNCIL TAX BAND: Band C

SELLERS POSITION: No Forward Chain

INFANT/JUNIOR SCHOOL: Ludlow Infant Academy/Ludlow Junior School

SECONDARY SCHOOL: Oasis Academy Sholing



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors, fixtures 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 various systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreage (2023)



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	
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	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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