



Charlton Road - £340,000

Stanford  
Est 2005





Stanford Estate Agents are delighted to present this impressive & well presented three bedroom Victorian house in Shirley. The property boasts a lounge, dining room, modern kitchen & bathroom, enclosed garden, double glazing & gas central heating. An internal viewing is very highly recommended.

#### ENTRANCE HALL:

Textured ceiling, inset down lighting, wood flooring, stairs to first floor landing.

#### LOUNGE: (12'7" x 10'4")

Coved & smooth plaster ceiling, double glazed bay window to front aspect, radiator, feature fire place, television point, radiator.

#### DINING ROOM: (11'1" x 10'4")

Coved & smooth plaster ceiling, double glazed window to rear aspect, radiator, feature fire place, wood flooring.

#### KITCHEN: (13'5" x 8'0")

Smooth plaster ceiling, double glazed window to side aspect, double glazed French style doors to rear aspect leading out to the rear garden, a range of wall mounted & base level units, roll top work surfaces, sink & drainer with mixer tap above, space & plumbing for a washing machine, built in dishwasher, built in fridge/freezer, built in gas hob & electric oven with extractor hood above, tiling to principle areas.

#### FIRST FLOOR LANDING:

Smooth plaster ceiling, loft hatch, obscure double glazed window to side aspect.

#### BEDROOM 1: (12'6" x 12'3")

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

#### BEDROOM 2: (11'0" x 10'4")

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

#### BEDROOM 3: (7'11" x 6'10")

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

#### FAMILY BATHROOM: (6'2" x 4'10")

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

#### FRONT GARDEN:

Gated & secluded courtyard garden.

#### REAR GARDEN:

The secluded & well presented rear garden is mainly laid to lawn with a patio area.

#### OTHER INFORMATION:

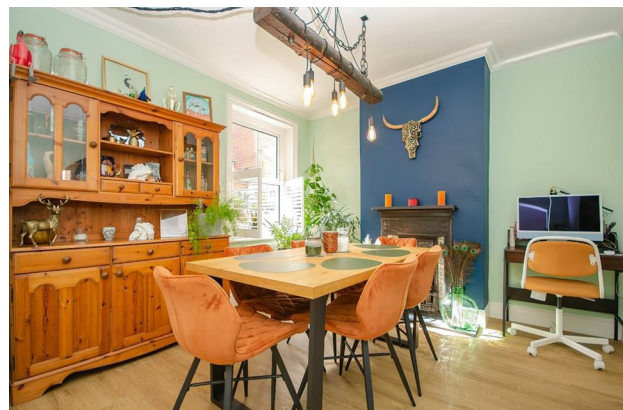
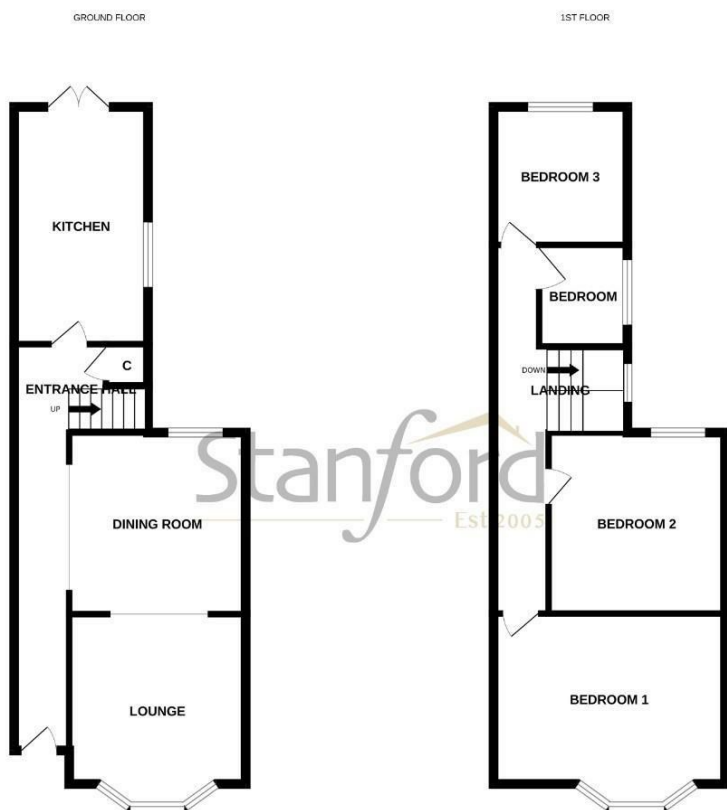
LOCAL COUNCIL: Southampton City Council

COUNCIL TAX BAND: Band B

SELLERS POSITION: Looking To Purchase A Property Locally

INFANT/JUNIOR SCHOOL: St Marks C Of E School

SECONDARY SCHOOL: Upper Shirley High School



**Tel:** 023 8202 9966  
**Email:** bitterne@stanfordestateagents.co.uk  
**Address:** 394Bitterne Road, Bitterne, SO18 5RS

We have every attempt to ensure the accuracy of the floorplans contained here, measurements of areas, volumes, areas and any other facts are approximate and to be used as a guide only. Prospective purchasers should verify the facts themselves. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with MemoPro 02/04

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	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

