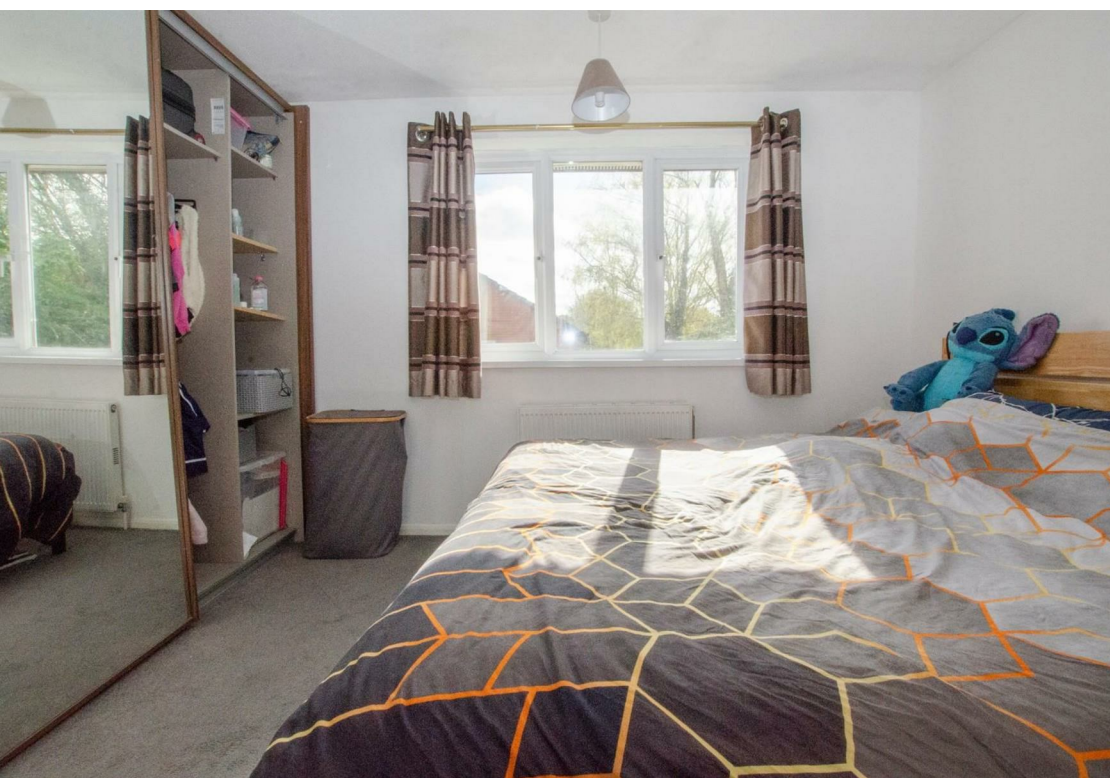
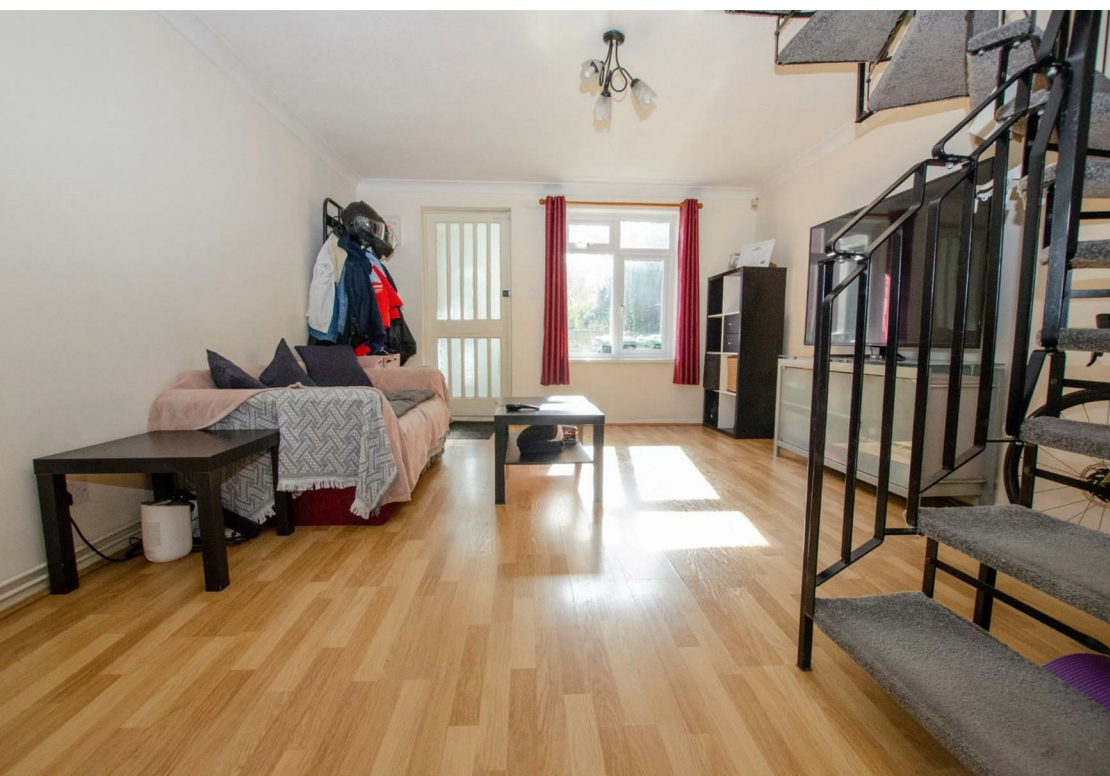




Webburn Gardens - £265,000

Stanford
Est 2005



9 Webburn Gardens, West End, Southampton, SO18 3NB

Asking Price £265,000

Stanford Estate Agents are delighted to offer for sale this lovely two double bedroom end of terrace house, ideally situated in this highly sought after cul-de-sac location. This fantastic property offers spacious accommodation including a 16ft living room, fitted kitchen and upstairs family bathroom. Benefits include a good sized secluded rear garden, garage and off road parking. This property would make a perfect first time buy or rental investment and is offered with the convenience of no forward chain. Internal viewings are strongly recommended to avoid disappointment.

Entrance Porch:
Double glazed window to side aspect, door through to living room.

Living Room: (16'5" x 12'8")
Double glazed window to front aspect, wood laminate flooring, double radiator, through to kitchen, stairs to first floor landing.

Kitchen: (12'8" x 8'0")
Double glazed window to rear aspect, fitted with a range of wall and base level units with squared edge worksurfaces, electric oven and gas hob with extractor hood over, stainless steel sink and drainer with mixer tap over, space for a fridge/freezer, space and plumbing for a washing machine, wall mounted gas boiler, wood laminate flooring, part tiled walls, door to rear aspect, radiator.

First Floor Landing:
Doors to bedrooms and bathroom, access to loft.

Bedroom One: (12'8" x 8'10") -
Double glazed window to front aspect, radiator, built in wardrobes.

Bedroom Two: (12'8" x 8'2")
Double glazed window to rear aspect, radiator, built in wardrobes.

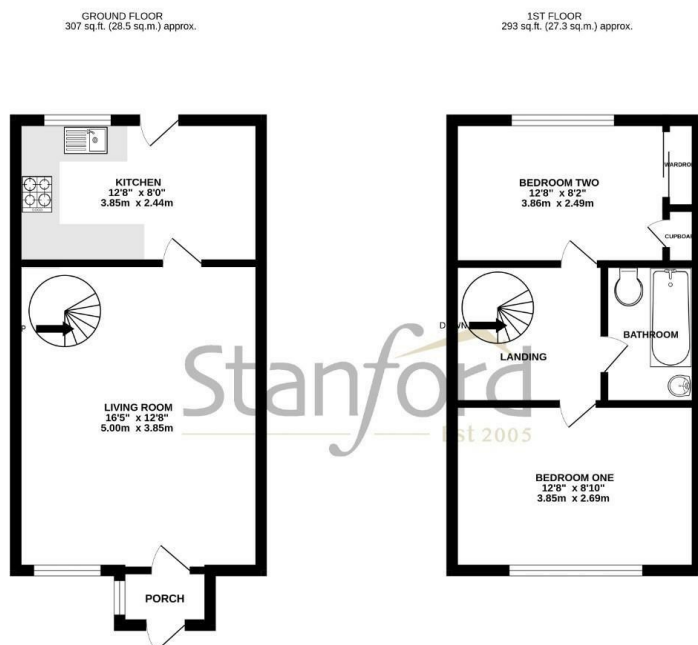
Bathroom:
Suite comprising panel enclosed bath with shower over and glass shower screen, pedestal wash hand basin, low level WC, radiator.

Front Garden:
Laid to lawn with a path leading to the front door, side access gate.

Rear Garden:
A delightful, secluded garden with a good sized patio seating and entertaining area, mainly laid to lawn and enclosed with panel fencing and attractive brick wall, side and rear access gate.

Garage:
Located in a block to the rear of the property with off road parking in front.

Other Information:
Local Council: Eastleigh Borough Council
Council Tax Band: B
Local Primary School: Townhill Infant & Junior School
Secondary School: Bitterne Park School
Sellers Position: No Forward Chain



TOTAL FLOOR AREA: 600 sq ft. (55.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, walls, ceilings and cupboards should be independently checked for the sake of prospective purchasers. The services, systems and appliances shown here are not intended to be taken as a guarantee and it is their responsibility to verify them.



Energy Efficiency Rating	
Current	Potential
72	89

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
A	A

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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



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

