





Stanford Estate Agents are delighted to present this impressive & well presented two bedroom house in West End. The property boasts double glazing, gas central heating, off road parking for two cars & is located in a lovely quiet cul-de-sac. An internal viewing is very highly recommended.

**Directions**

**ENTRANCE HALL:**

Smooth plaster ceiling, radiator, stairs to first floor landing.

**LOUNGE: (13'10" x 9'10")**

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

**KITCHEN/BREAKFAST ROOM: (13'6" x 9'8")**

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

**FIRST FLOOR LANDING:**

Smooth plaster ceiling, loft hatch, wood laminate flooring.

**BEDROOM 1: (13'2" x 11'1")**

Smooth plaster ceiling, double glazed window to front aspect, radiator, airing cupboard, wood laminate flooring.

**BEDROOM 2: (11'5" x 6'6")**

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

**BATHROOM: (6'7" x 6'1")**

Smooth plaster ceiling, obscure double glazed window to rear aspect, radiator, extractor fan, part tiled walls, panel enclosed bath with shower above, low level WC, pedestal wash hand basin.

**FRONT GARDEN:**

Laid to slate with a path leading to the front door. There is also a tarmac driveway providing off road parking for two cars.

**REAR GARDEN:**

The south westerly facing & enclosed rear garden is mainly laid to lawn with a patio area.

**OTHER INFORMATION:**

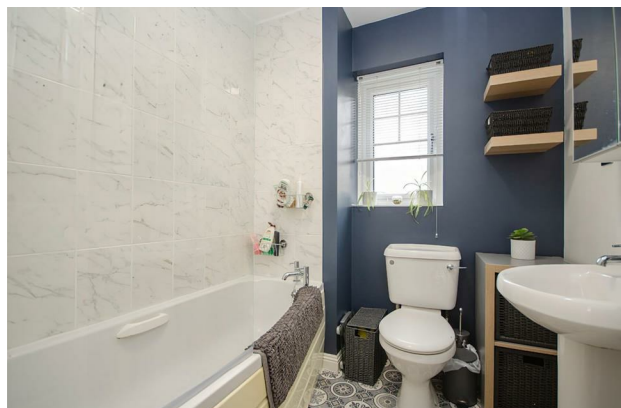
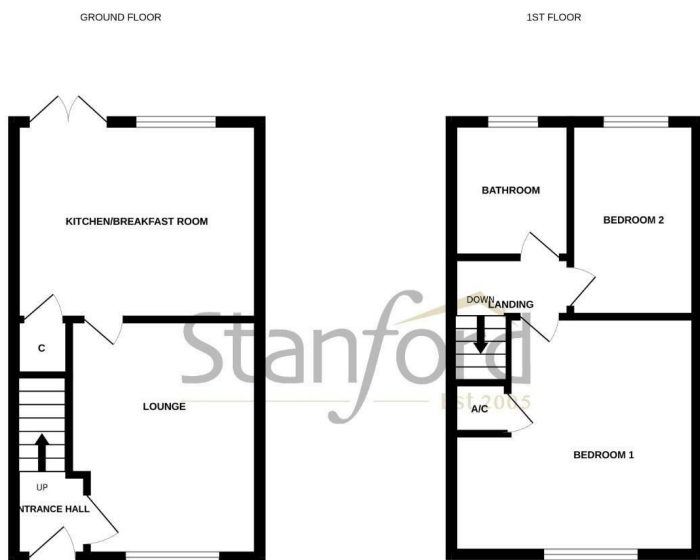
LOCAL COUNCIL: Eastleigh Borough Council

COUNCIL TAX BAND: Band C

SELLERS POSITION: Looking To Purchase A Property Locally

INFANT/JUNIOR SCHOOL: St James C Of E Primary School

SECONDARY SCHOOL: Wildem School



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, landings, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used in such to 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: Stange 12/2014

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	91	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>	71	(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 request. All loans secured on property, life assurance is usually required. This can be emailed on request.