



Stanford Estate Agents are delighted to present this three bedroom detached bungalow situated on a generous corner plot in the popular Telegraph Woods area of West End. The property is in need of full renovation but offers massive scope & development potential. An internal viewing is recommended.

**Directions**

**ENTRANCE HALL:**

Smooth plaster ceiling, loft hatch, radiator.

**LOUNGE: (15'5" x 11'10")**

Coved & textured ceiling, double glazed sliding patio door to front aspect leading to the sun lounge, radiator, tiled floor.

**DINING ROOM: (11'10" x 8'11")**

Textured ceiling, double glazed window to rear aspect, radiator, tiled floor.

**SUN LOUNGE:**

Smooth plaster ceiling, double glazed windows to front aspect, double glazed windows to both side aspects, double glazed French style doors to front aspect, tiled floor.

**KITCHEN: (10'4" x 9'0")**

Textured ceiling, double glazed window to rear aspect, double glazed door to rear aspect, a range of wall mounted & base level units, roll top work surfaces, built in gas hob, space & plumbing for a washing machine, stainless steel circular sink.

**BEDROOM 1: (15'0" x 14'1")**

Textured ceiling, double glazed bay window to front aspect, radiator.

**BEDROOM 2: (14'0" x 11'11")**

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

**BEDROOM 3: (12'5" x 10'0")**

Smooth plaster ceiling, double glazed window to side aspect, radiator, built in wardrobes.

**SHOWER ROOM: (8'11" x 5'10")**

Smooth plaster ceiling, obscure double glazed window to rear aspect, fully tiled shower, low level WC, pedestal wash hand basin, part tiled walls.

**OUTSIDE:**

The property is situated on a generous corner plot & offers massive potential to extend/develop subject to planning approval. There is ample off road parking & a garage.

**OTHER INFORMATION:**

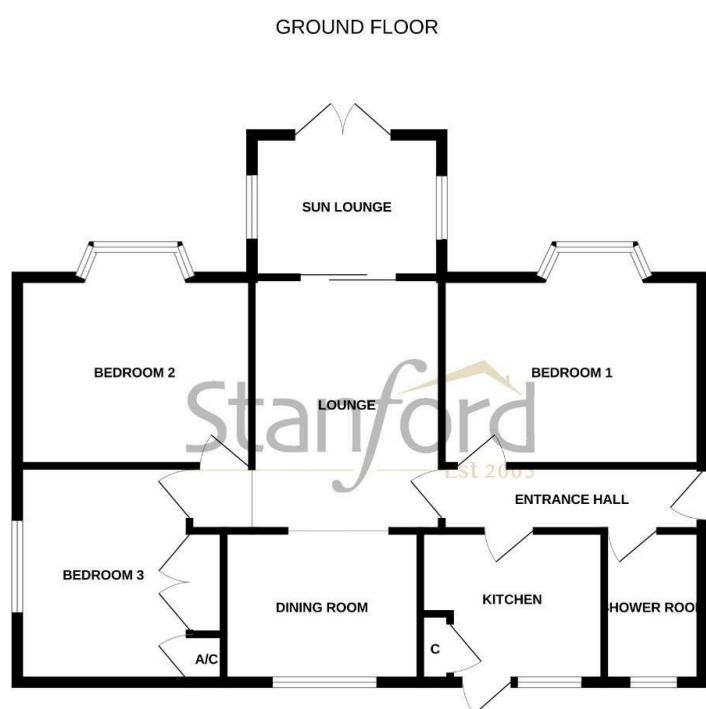
**LOCAL COUNCIL:** Eastleigh Borough Council

**COUNCIL TAX BAND:** Band E

**SELLERS POSITION:** No Forward Chain

**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 floor, ceiling, areas and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as a guide to only prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given regarding their efficiency or life span. Made with: Blueprints 2022/4

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
82	54	A	G

The table shows the Energy Efficiency Rating (Current: 82, Potential: 54) and Environmental Impact (CO<sub>2</sub>) Rating (Current: A, Potential: G) for the property. The Energy Efficiency Rating is based on the EU Directive 2002/91/EC. The Environmental Impact (CO<sub>2</sub>) Rating is based on the 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.