



16 Taverner Close, Sholing, Southampton, Hampshire, SO19 0PX

Asking Price £245,000

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

ENTRANCE HALL:

Textured ceiling, radiator, stairs to first floor landing.

KITCHEN: (12'0" x 5'10")

Textured ceiling, double glazed window to front aspect, a range of wall mounted & base level units toll top work surfaces, tiling to principle areas, built in gas hob & electric oven with extractor hood above, space & plumbing for a washing machine, space & plumbing for a dishwasher, space for a fridge/freezer, stainless steel sink & drainer with mixer tap above.

LOUNGE/DINING ROOM: (12'11" x 11'10")

Textured ceiling, double glazed French style doors to rear aspect, radiator, television point.

LEAN TO/GARDEN ROOM: (12'0" x 9'0")

Timber frame with access to the rear garden, composite flooring, bar area which is ideal for entertaining friends & family.

FIRST FLOOR LANDING

Textured ceiling, loft hatch.

BEDROOM 1: (11'10" x 8'9")

Coved & textured ceiling, double glazed window to rear aspect, radiator.

BEDROOM 2: (12'6" x 9'1")

Coved & textured ceiling, double glazed window to front aspect, radiator, airing cupboard, built in storage cupboard.

BATHROOM: (Textured ceiling, extractor fan, part tiled walls, heated towel rail, panel enclosed bath with shower above, low level WC, wash hand basin with storage cupboard below.

FRONT GARDEN:

Well presented with a path leading to the front door. There is also off road parking for one car with ample space for visitor parking also available.

REAR GARDEN:

The secluded & enclosed rear garden is mainly laid to shingle with a summer house/shed & rear access via a gate.

OTHER INFORMATION:

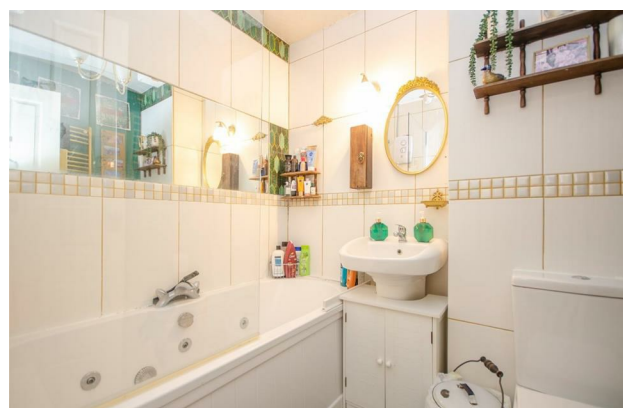
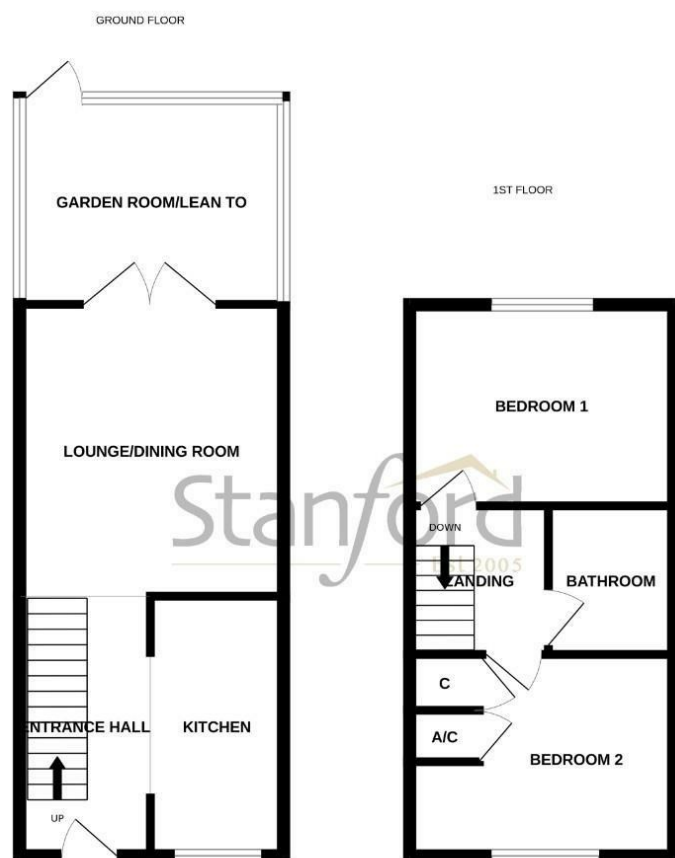
LOCAL COUNCIL: Southampton City Council

COUNCIL TAX BADD: Band B

SELLERS POSITION: Looking To Purchase A Property Locally

INFANT/JUNIOR SCHOOL: Valentine Primary School

SECONDSRY SCHOOL: Oasis Academy Mayfield/The Hamble School



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency can be given.
Made with Metreplan ©2024

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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(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
Very environmentally friendly - lower CO ₂ emissions	
(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



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

