



Torridge Gardens - £225,000

Stanford
Est. 2005



72 Torridge Gardens, West End, Southampton, SO18 3NF

Price Guide £225,000

Stanford Estate Agents are delighted to offer for sale this two bedroom end of terrace home, ideally situated in this highly sought after location. This fantastic property offers two good sized bedrooms, a 16ft lounge, a fitted kitchen and upstairs family bathroom. Benefits include double glazed windows, gas central heating and off road parking. This property would make a perfect first time buy and internal viewings are strongly recommended to avoid disappointment.

Entrance Hall:
Storage cupboard, radiator, through to lounge.

Lounge: (16'6" x 12'3")
Bay fronted double glazed window, double radiator, laminate flooring, stairs to first floor landing.

Kitchen: (10'8" x 5'5")-
Range of wall and base level units with rolled edge worksurfaces, stainless steel sink and drainer, gas cooker point, space and plumbing for a washing machine, space for fridge/freezer, part tiled walls, laminate flooring, wall mounted boiler, dual aspect double glazed windows.

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

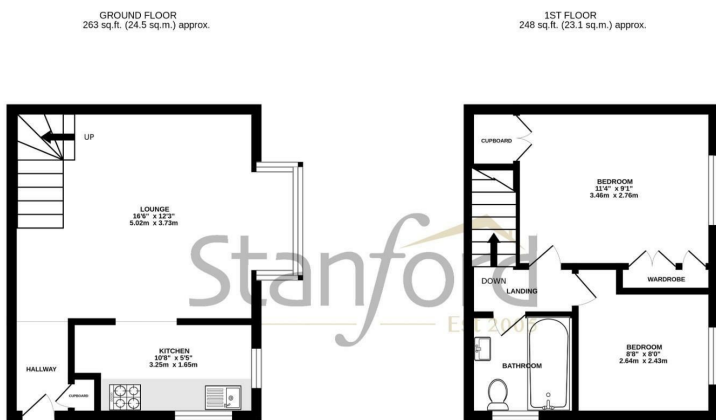
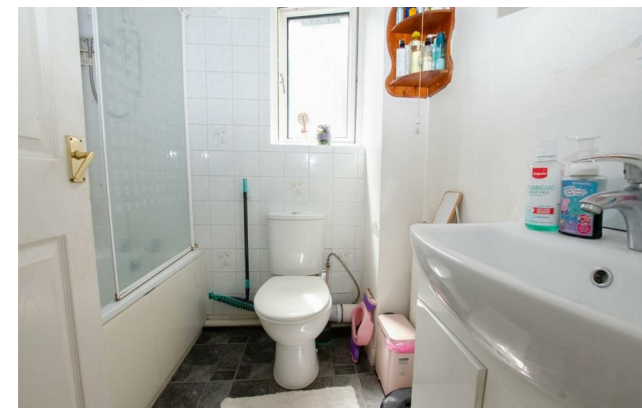
Bedroom One: 11'4" x 9'1")
Double glazed window to front aspect, radiator, built in wardrobes.

Bedroom Two: (8'8" x 8'0)
Double glazed window to front aspect, radiator.

Bathroom:
suite comprising panel enclosed bath with shower over, vanity hand wash basin with cupboards below, low level WC, radiator, part tiled walls, double glazed window to side aspect.

Front:
Off road parking.

Other Information:
Local Council: Eastleigh Borough Council
Council Tax Band: B
Sellers Position: : Looking To Purchase A Property
Local Primary School: Townhill Infant School/Townhill Junior School
Secondary School: Bitterne Park School



TOTAL FLOOR AREA: 512 sq ft. (47.8 sq.m.) approx.
We do every attempt to ensure the accuracy of the floor plan, but measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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 as to their operability or efficiency can be given.
Made with lettings 10/21

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

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