



Stanford Estate Agents are delighted to present this impressive three bedroom detached house in Midanbury. The property is immaculately presented throughout & boasts beautifully landscaped rear garden, double glazing, driveway parking & a conservatory. An internal viewing is highly recommended.

Directions

ENTRANCE HALL:

Smooth plaster ceiling, inset down lighting, radiator, stairs to first floor landing, under stairs storage cupboard.

LOUNGE: (14'4" x 10'10")

Coved & smooth plaster ceiling, double glazed bay window to front aspect, vertical radiator, television point, telephone point.

KITCHEN: (16'7" x 7'9")

Smooth plaster ceiling, inset down lighting, radiator, tiling to principle areas, a range of wall mounted & base level units, roll top work surfaces, space for a fridge/freezer, space & plumbing for a washing machine, stainless steel sink & drainer with mixer tap above, built in electric hob & electric oven with extractor hood above, built in storage cupboard.

CONSERVATORY: (16'0" x 7'3")

Brick & double glazed construction with a polycarbonate roof, double glazed French style doors leading out to the rear garden, two radiators.

FIRST FLOOR LANDING:

Smooth plaster ceiling, loft hatch, inset down lighting, obscure double glazed window to side aspect.

BEDROOM 1: (14'8" x 9'3")

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

BEDROOM 2: (9'6" x 7'9")

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

BEDROOM 3: (8'6" x 7'4")

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

FAMILY BATHROOM: (7'6" x 5'3")

Smooth plaster ceiling, inset down lighting, obscure double glazed window to rear aspect, heated towel rail, fully tiled walls, panel enclosed bath with shower above, low level WC, pedestal wash hand basin.

FRONT GARDEN:

Block paved driveway providing off road parking for two cars.

REAR GARDEN:

The beautifully presented & secluded rear garden is enclosed & back onto fields. The rear garden is mainly laid to lawn with a raised patio area & has side access.

OTHER INFORMATION:

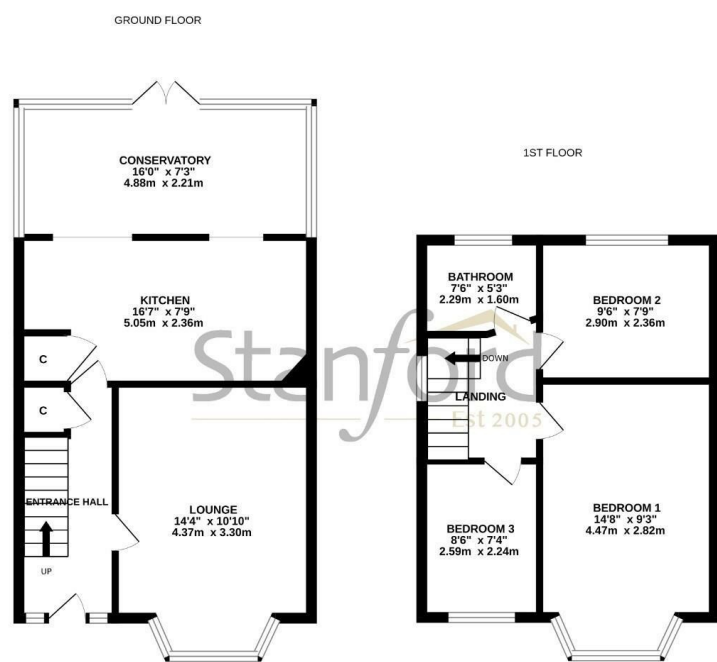
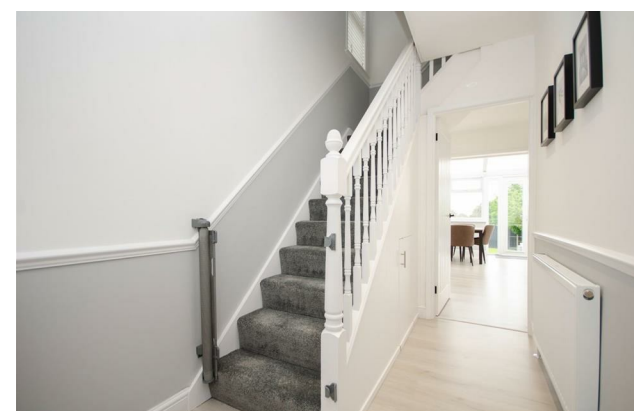
LOCAL COUNCIL: Southampton City Council

COUNCIL TAX BAND: Band C

SELLERS POSITION: Looking To Purchase A Property

INFANT/JUNIOR SCHOOL: Bitterne Park Primary School

SECONDARY SCHOOL: Bitterne Park School



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 over time. Made with Hektect 10/2021

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

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.