





# 1 North East Road, Southampton, SO19 8AB

**Asking Price £280,000**

Stanford Estate Agents are delighted to offer for sale this lovely two double bedroom bay fronted extended semi detached family home, ideally situated in this highly sought after location in Sholing. This fantastic property offers spacious accommodation including two good sized reception rooms, a modern 14ft fitted kitchen/breakfast room and an upstairs family bathroom. Benefits include a secluded and decent sized rear garden and ample off road parking. This property would make a perfect first time buy and internal viewings are strongly recommended to avoid disappointment.

**Entrance Hall:**  
Stairs to first floor landing, doors to lounge and dining room

**Lounge: (14'3" x 12'10")**  
Bay fronted double glazed window, double radiator,

**Dining Room: (14'3" x 12'0)**  
Double glazed window to side aspect, wood laminate flooring, double radiator, understairs cupboard.

**Kitchen/Breakfast Room: (14'3" x 10'2")-**  
Range of wall and base level units with rolled edge worksurfaces, ceramic hob and electric oven with stainless steel extractor hood over, space and plumbing for a washing machine and dishwasher, integrated fridge/freezer, part tiled walls, wood laminate flooring, ceiling downlighters, double glazed windows to side and rear aspect, double doors to rear .

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

**Bedroom One: (15'7" x 10'7")**  
Double glazed bay fronted window, double radiator, built in wardrobes.

**Bedroom Two: (13'0 x 10'7")-**  
Double glazed window to rear aspect, double radiator.

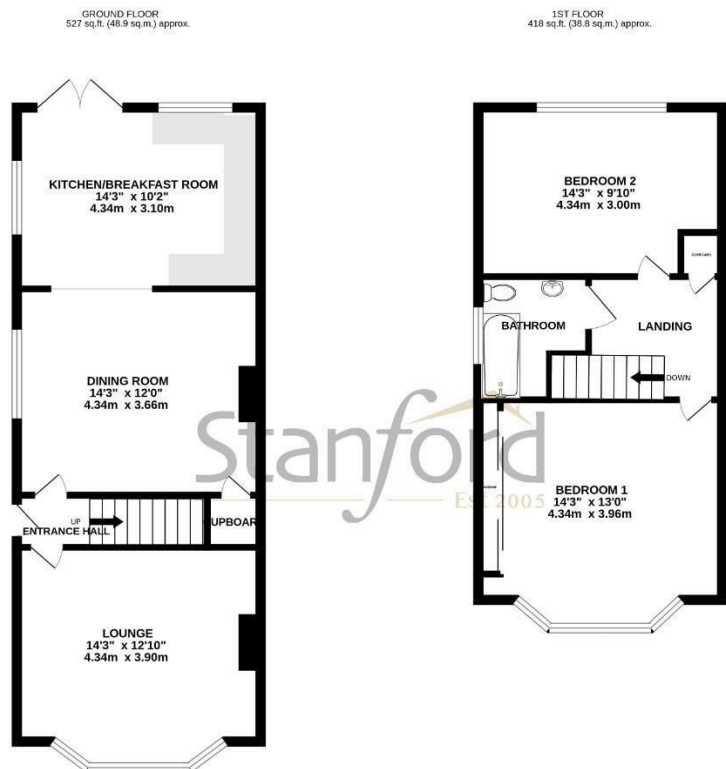
**Family Bathroom:**  
Suite comprising panel enclosed bath with shower over, hand wash basin, low level WC, heated towel rail, part tiled walls, double glazed window to side aspect.

**Front:**  
Gravelled area, brick paved driveway providing ample off street parking.

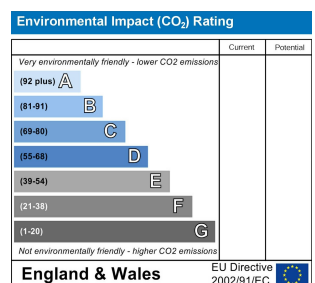
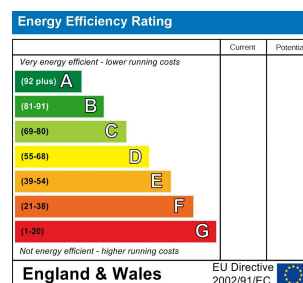
**Rear Garden:**  
Landscaped with a large patio seating and entertaining area, mainly laid to lawn, panel fence surround and side access

**Other Information:**

**Local Council:** Southampton City Council  
**Council Tax Band:** C  
**Sellers Position:** Looking To Purchase A Property  
**Local Primary School:** St Monica Primary School  
**Secondary School:** Oasis Academy Sholing



TOTAL FLOOR AREA: 945 sq ft (87.8 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, ceiling, window and door frames are approximate and the responsibility is placed on the prospective purchaser. The services, systems and appliances shown herein are not tested and no guarantee is given in this regard or efficiency can be given.  
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