



Stanford Estate Agents are delighted to offer for sale this lovely three bedroom end of terrace family home, ideally situated tucked away in this highly sought after cul-de-sac location. This fantastic property offers spacious accommodation including a 28ft living room, a 20ft fitted kitchen/diner and a modern upstairs family bathroom. Benefits include a new boiler, a secluded and well maintained rear garden and a garage. This property would make a perfect family home and internal viewings are strongly recommended to avoid disappointment.

**Entrance Porch:**  
Window to side aspect, double radiator, door to:

**Living Room:** (28'3" x 15'5")  
Double glazed window to front aspect, two double radiators, stairs to first floor landing, through to kitchen/diner

**Kitchen/Diner:** (20'1" x 15'5")  
Range of modern wall and base level units with squared edge worksurfaces, gas cooker point with extractor hood, space and plumbing for a washing machine. dishwasher and fridge freezer, stylish butler style sink and drainer, part tiled walls, slate tiled flooring, double glazed windows to rear aspect, double doors to rear aspect, double radiator, ceiling downlighters and new boiler.

**First Floor Landing:**  
Doors to bedrooms and family bathroom, access to loft, door with stairs leading up to a loft room/play room measuring (15'10" x 15'4").

**Bedroom One:** (15'9" x 9'2")  
Double glazed window to front aspect, double radiator, ample space for wardrobes.

**Bedroom Two:** (11'2" x 8'2")  
Double glazed window to rear aspect, double radiator, fitted cupboard.

**Bedroom Three:** (12'0" x 6'5")  
Double glazed window to front aspect, double radiator, fitted cupboard.

**Family Bathroom:**  
Modern suite comprising panel enclosed bath with shower over, vanity wash hand basin with cupboards below, low level WC, heated towel rail, part tiled walls, ceiling down lighters, double glazed window to rear aspect.

**Front:**  
Path leading to front door.

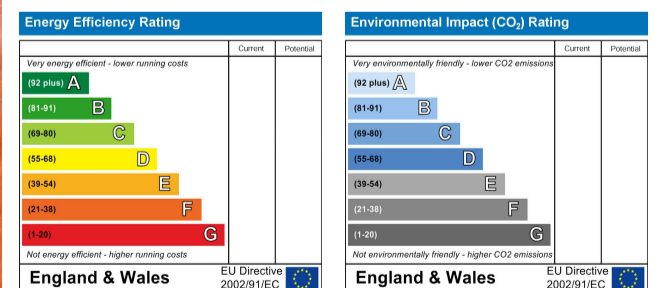
**Rear Garden:**  
A beautifully presented landscaped and enclosed garden with a large patio seating and entertaining area, steps up to children's play area, rear access gate and access to garage.

**Garage:**  
Located in a block with a metal up and over door.

**Other Information:**  
Local Council: Southampton City Council  
Council Tax Band: B  
Sellers Position: Looking To Purchase A Property  
Local Primary School: Moorlands Primary School  
Secondary School: Bitterne Park School/Woodlands Community College



TOTAL FLOOR AREA: 1023 sq ft (95.0 sq m) approx.  
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, vehicles, fixtures and fittings are approximate and do not constitute a contract or any other agreement or warranty. They are for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify the accuracy of the floor plan and measurements before entering into any contract. Measurements are given in feet and inches and rounded up to the nearest inch. Measurements are given in metres and rounded up to the nearest millimetre. Measurements are given in metres and rounded up to the nearest millimetre. Measurements are given in metres and rounded up to the nearest millimetre. Measurements are given in metres and rounded up to the nearest millimetre.



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