



Wellington Avenue - £425,000

Stanford
Est 2005



Stanford Estate Agents are delighted to present this impressive four bedroom detached chalet bungalow in Bitterne. The property has been extensively refurbished to the highest standards throughout & boasts an en suite to the master bedroom, driveway parking & is being offered with no forward chain.

ENTRANCE HALL:

Smooth plaster ceiling, inset down lighting.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM: (20'11" x 13'10")

Smooth plaster ceiling, inset down lighting, double glazed French styles doors to rear aspect leading out to the rear garden, double glazed window to side aspect, tiling to principle areas, a range of wall mounted & base level units, straight edge work surfaces, central island, stainless steel sink & drainer with mixer tap above, built in electric hob & electric oven with extractor hood above, built in dishwasher, built in fridge/freezer, television point, telephone point.

BEDROOM 1: (13'0" x 11'10")

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

EN SUITE:

Smooth plaster ceiling, inset down lighting, extractor fan, heated towel rail, fully tiled shower, wash hand basin with storage cupboard below, tiled floor, tiled walls.

BEDROOM 2: (11'1" x 9'4")

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

FAMILY BATHROOM: (8'6" x 6'10")

Smooth plaster ceiling, inset down lighting, extractor fan, part tiled walls, tiled floor, heated towel rail, space & plumbing for a washing machine, wash hand basin, low level WC, tiled enclosed bath.

INNER HALL:

Smooth plaster ceiling, stairs to first floor.

BEDROOM 3: (11'4" x 8'10")

Smooth plaster ceiling, double glazed French style doors to rear aspect, radiator, television point, telephone point.

FIRST FLOOR LANDING:

Smooth plaster ceiling, double glazed window to rear aspect.

BEDROOM 4: (14'7" x 10'10")

Smooth plaster ceiling, double glazed window to front aspect, radiator, television point, eaves storage space.

FRONT GARDEN:

Laid to lawn with a block paved driveway providing ample off road parking.

REAR GARDEN:

The secluded & enclosed rear garden is of a generous size & is mainly laid to lawn with a shingled area, raised wood decked area & side access.

OTHER INFORMATION:

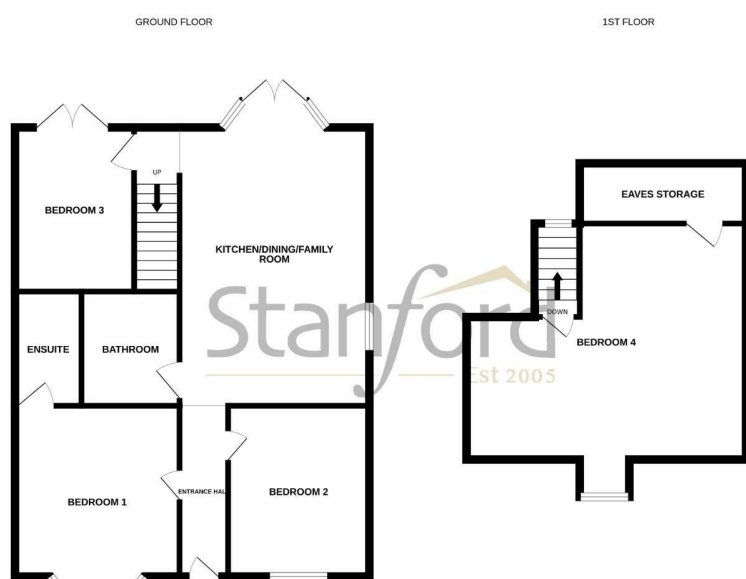
LOCAL COUNCIL: Southampton City Council

COUNCIL TAX BAND: Band C

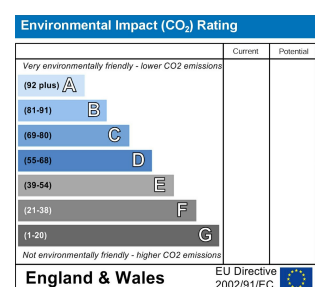
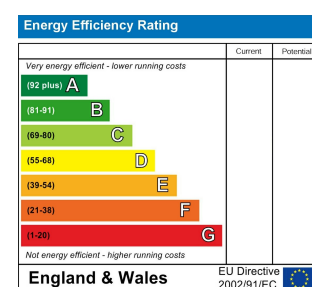
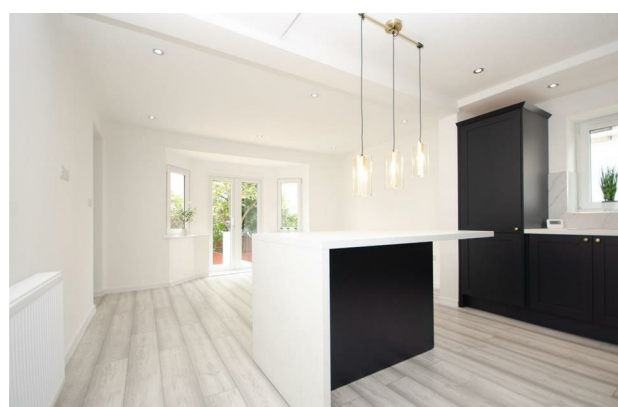
SELLERS POSITION: No Forward Chain

INFANT/JUNIOR SCHOOL: Harefield Primary School

SECONDARY SCHOOL: Woodlands Community College



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 a guide for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency save for what is stated.



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



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

