

Wavell Road - £300,000











## 11 Wavell Road, Bitterne, Southampton, Hampshire, SO18 4RZ

## Asking Price £300,000

Stanford Estate Agents are delighted to offer for sale this lovely, extended three bedroom semi-detached family home, ideally situated in this highly sought after location. This property is well presented throughout and boasts a 15ft kitchen leading to the extended dining/family room, also benefitting a modern shower room and off road parking. This property would make a perfect family home and internal viewings are strongly recommended to avoid disappointment.

Entrance Porch:

Window to side aspect, newly tiled flooring.

Entrance Hall:

Stairs leading to the first floor, access to sitting room.

Sitting Room: (12'7" x 12'7")-

Double glazed window to front aspect, radiator, smooth ceiling, access to kitchen.

Kitchen/Breakfast Room: (15'10" x 10'0)

Range of modern wall and base level units with contrasting work surfaces and breakfast bar, new tiled flooring, built in dishwasher and oven, space for a washing machine, tumble dryer and fridge/freezer.

Dining/Family Room: (13'1" x 9'8")

Two Velux windows, double doors leading to garden, new tiled flooring, radiator.

First Floor Landing:

Double glazed window to side aspect, glass panelled staircase, doors to bedrooms and family bathroom, access to loft room

Bedroom One: (12'6" x 9'6")

Double glazed window to front aspect, radiator, smooth ceiling, built in wardrobe.

Bedroom Two: (10'7" x 9'10") -

Double glazed window to rear aspect, radiator, smooth ceiling, built in wardrobe.

Bedroom Three: (10'3" x 5'10")

Double glazed window to front aspect, radiator, smooth ceiling.

Family Shower Room:

Modern three-piece suite comprising stylish walk in shower, vanity hand wash basin with cupboards below, low level WC, heated towel rail, tiled walls, double glazed window to rear aspect.

Loft Room: (15'6" x 11'6") Three Velux windows, carpeted floor Front:

Driveway parking and access to the front door.

Rear Garden:

A delightful enclosed garden, laid to patio, decking and astro turf and benefitting from pedestrian gated side access.

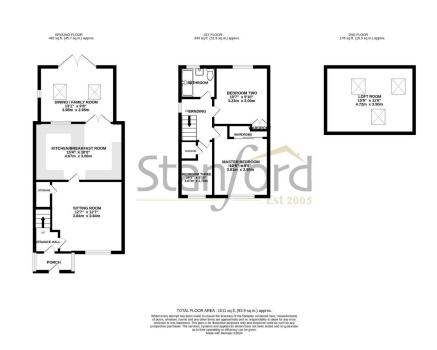
Other Information:

Local Council: Southampton City Council

Council Tax Band: B

Local Primary School: Glenfield Infant School/Beechwood Junior School

Secondary School: Bitterne Park School







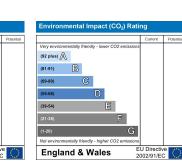






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