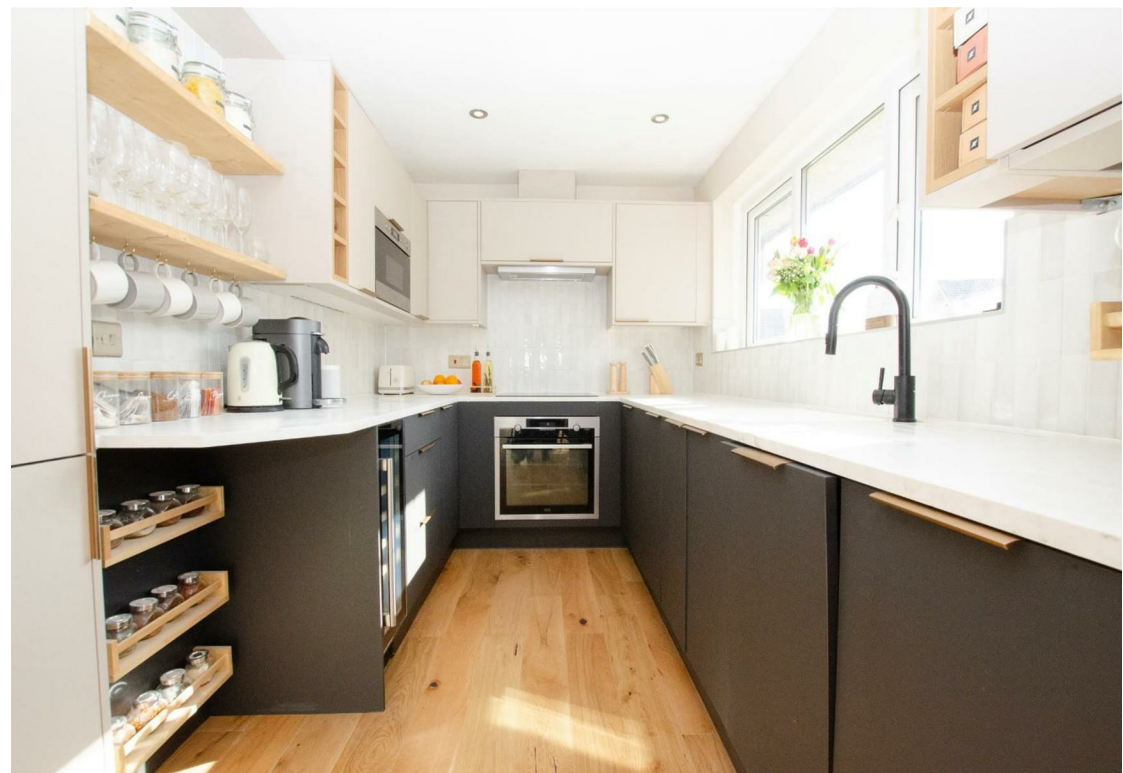




Lingfield Gardens - £210,000

Stanford
Est 2005



2 Lingfield Gardens, Townhill Park, Southampton, SO18 2QG

Offers In Excess Of

£210,000

Stanford Estate Agents are delighted to offer for sale this lovely two double bedroom first floor maisonette, ideally situated in this highly sought after cul-de-sac location. This fantastic property has been refurbished throughout and offers a 14ft living room with feature balcony, a modern fitted kitchen and bathroom, new flooring and recently re-decorated throughout. Benefits include a good length lease, garage and off road parking. This property would make a great family home and has good local schools available. A perfect first time buy or rental investment and internal viewings are strongly recommended to avoid disappointment.

Entrance Hall:
Stairs to first floor

Hallway Landing:
Double glazed window to side, door to living room, fitted cupboard.

Living Room: (14'4" x 10'10")
Wood flooring, double glazed sliding doors to balcony, double radiator, through to kitchen.

Kitchen: (10'7" x 7'6")
Ceiling down lighters, a range of stylish wall and base level units with rolled edge work surfaces, induction hob and electric oven with extractor hood and lighting, integrated fridge/freezer and dishwasher, space for a washing machine, built in microwave, sink and drainer with mixer tap, cupboard housing 2 year old boiler, part tiled walls, wood flooring, double glazed window to rear aspect.

Bedroom One: (14'8" x 9'10")
Double glazed window to front aspect, double radiator, wood flooring, space for wardrobes.

Bedroom Two: (13'1" x 9'10")
Double glazed doors to balcony, wood flooring, double radiator, space for wardrobes.

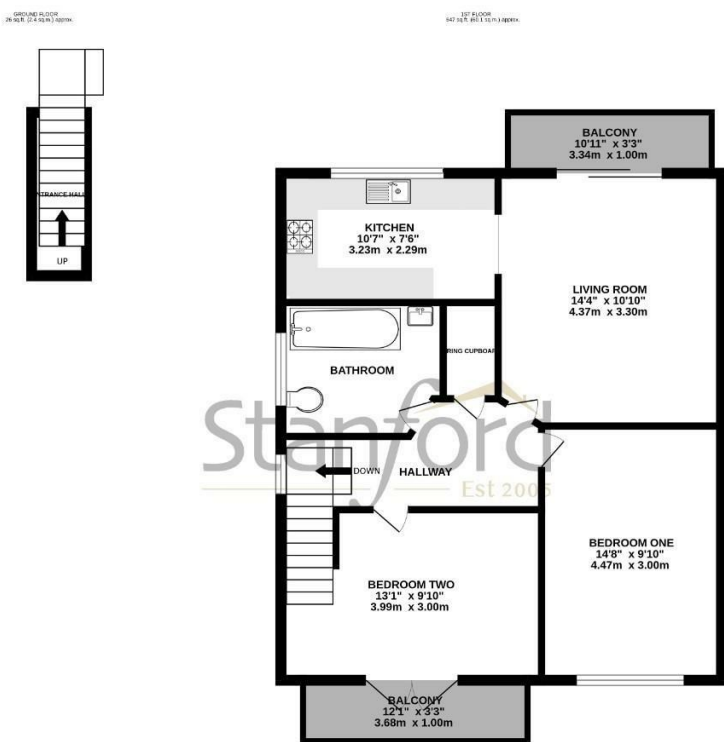
Bathroom:
Ceiling downlighters, suite comprising panel enclosed bath with shower over, vanity hand wash basin with drawers below, low level WC, heated towel rail, tiled walls and flooring, double glazed window to side aspect.

Outside Front:
Laid to lawn, path leading to front door.

Single Garage:
Power and light (currently converted into a gym)

Parking:
In front of garage

Viewing:
By Appointment.



TOTAL FLOOR AREA: 673 sq. ft. (62.5 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, it is not intended to be used as a substitute for a professional survey. The plan is for illustrative purposes only and should not be used as a basis for any offer or contract. The services, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Please visit www.stanford.co.uk

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
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

