



Lingfield Gardens - £200,000

Stanford
Est 2005



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

Offers Over £200,000

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.

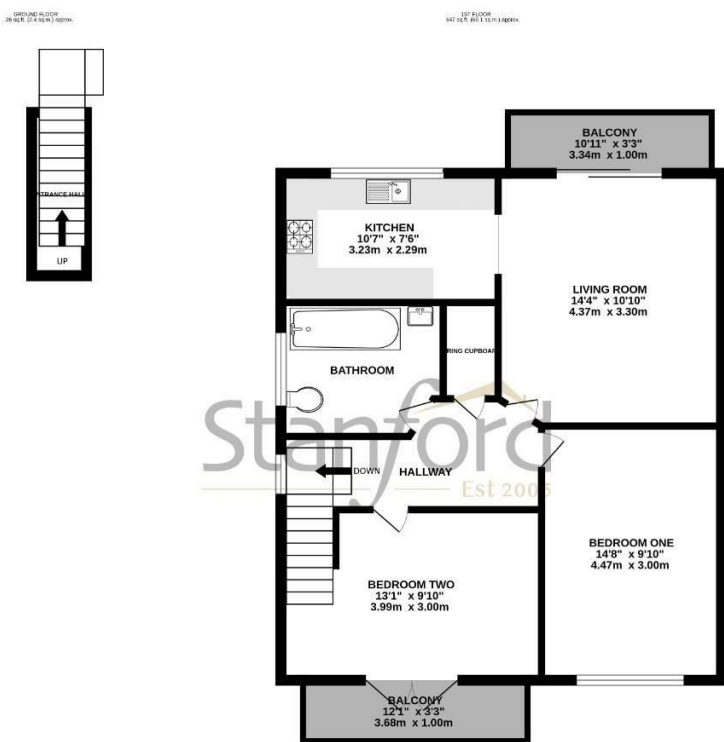
Bathroom:
Ceiling downlighters, suite comprising panel enclosed bath with shower over, vanity hand wash basin with drawers below, low level WC, heated towel rail, tiled walls and flooring, double glazed window to side aspect.

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



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