



25 Johns Road, SOUTHAMPTON, Hampshire, SO19 9BW

Offers In Excess Of

£265,000

Stanford Estate Agents are delighted to offer for sale this lovely two double bedroom extended terraced family home, ideally situated in this highly sought after location. This fantastic property offers spacious accommodation including two good sized reception rooms, a modern 14ft fitted kitchen/breakfast room and a modern upstairs family bathroom. Benefits include a secluded and decent sized rear garden and off road parking for two vehicles to the rear. This property would make a perfect first time buy and internal viewings are strongly recommended to avoid disappointment.

Entrance Hall:
Stairs to first floor landing, doors to lounge, dining room and kitchen, understairs cupboard

Lounge: (11'3" x 11'3")
Double glazed window to front aspect, double radiator, fireplace.

Dining Room: (12'0 x 9'2")
Double doors to kitchen, double radiator, fireplace.

Kitchen/Breakfast Room: (14'3" x 10'4")
Ceiling downlighters, Range of modern wall and base level units with rolled edge worksurfaces, ceramic hob and electric oven with stainless steel extractor hood over, integrated dishwasher and fridge/freezer, sink and drainer with mixer tap, space and plumbing for a washing machine, part tiled walls, wood laminate flooring, double glazed window to rear aspect, double doors to rear

First Floor Landing:
Doors to bedrooms and bathroom, access to loft.

Bedroom One: (14'4" x 11'8")
Double glazed window to front aspect, double radiator, space for wardrobes,

Bedroom Two: (11'8" x 9'6")
Double glazed window to rear aspect, double radiator, fireplace.

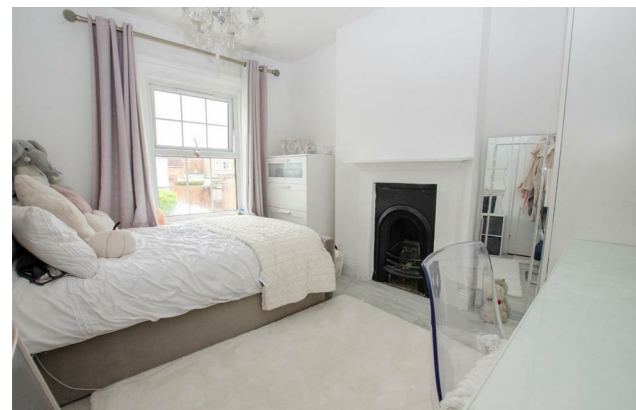
Bathroom:
Four piece suite comprising panel enclosed bath, walk in shower cubicle, vanity hand wash basin with drawers below, low level WC, heated towel rail, part tiled walls, double glazed window to side aspect.

Front:
Path leading to front door, gate and brick wall surround.

Rear Garden:-
Good size and easily maintainable with panel fence surround, rear access gates, parking for 2 vehicles with rear access

Other Information:

Local Council: Southampton City Council
Council Tax Band: B
Sellers Position: Looking To Purchase A Property
Local Primary School: Woolston Infant School
Secondary School: Oasis Academy Sholing



While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for information purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency save for what is shown on the plan.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	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

