



# 47 Chapel Road, West End, Southampton, SO30 3FG

**Asking Price £350,000**

Stanford Estate Agents are delighted to present this impressive three bedroom detached house in West End. The property boasts driveway parking, lounge, dining room, potential to extend subject to planning approval & is being offered with no forward chain. An internal viewing is highly recommended.

**ENTRANCE HALL:**

Textured ceiling, double glazed window to side aspect, radiator, stairs to first floor landing, under stairs storage cupboard.

**LOUNGE: (11'10" x 11'9")**

Textured ceiling, double glazed window to front aspect, radiator, gas fire, television point.

**DINING ROOM: (8'10" x 8'9")**

Textured ceiling, double glazed window to rear aspect, radiator.

**KITCHEN: (8'10" x 8'10")**

Textured ceiling, double glazed window to rear aspect, double glazed door to side aspect, radiator, storage cupboard, a range of wall mounted & base level units, roll top work surfaces, tiling to principle areas, stainless steel sink & drainer, space & plumbing for a washing machine, space for a fridge, space for a freezer, space for a cooker.

**FIRST FLOOR LANDING:**

Textured ceiling, loft hatch, double glazed window to side aspect.

**BEDROOM 1: (12'0" x 9'1")**

Textured ceiling, double glazed window to front aspect, radiator, airing cupboard.

**BEDROOM 2: (10'0" x 8'10")**

Textured ceiling, double glazed window to rear aspect, radiator.

**BEDROOM 3: (8'11" x 8'0")**

Textured ceiling, double glazed window to front aspect, radiator, built in storage cupboard.

**FAMILY BATHROOM: (7'3" x 5'8")**

Textured ceiling, obscure double glazed window to rear aspect, radiator, part tiled walls, panel enclosed bath, low level WC, pedestal wash hand basin.

**FRONT GARDEN:**

Tarmac driveway providing off road parking for two cars.

**REAR GARDEN:**

Low maintenance & enclosed rear garden which is mainly laid to patio with side access via double gates.

**OTHER INFORMATION:**

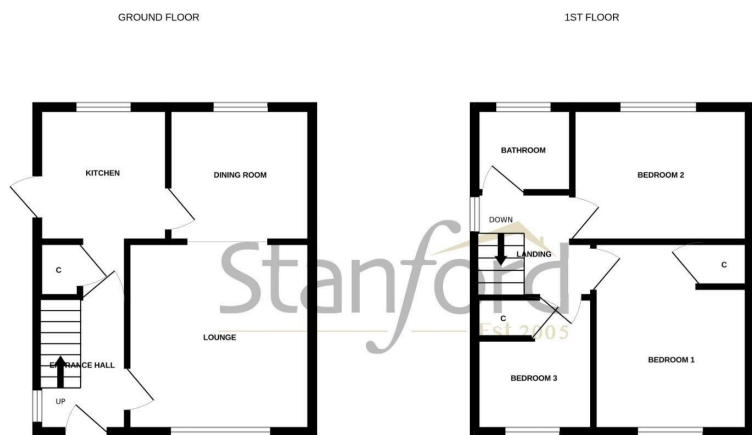
**LOCAL COUNCIL:** Eastleigh Borough Council

**COUNCIL TAX BAND:** Band C

**SELLERS POSITION:** No Forward Chain

**INFANT/JUNIOR SCHOOL:** St James C Of E Primary School

**SECONDARY SCHOOL:** Wildern School



Whilst every attempt has been made to ensure the accuracy of the floorplan, contained here, measurements of doors, windows, rooms etc may differ from actual measurements and no responsibility is taken for any error or omission in the information. The plan is for illustrative purposes only and should be used as a guide to the layout of the property. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with iMeasure 12/2014



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

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

