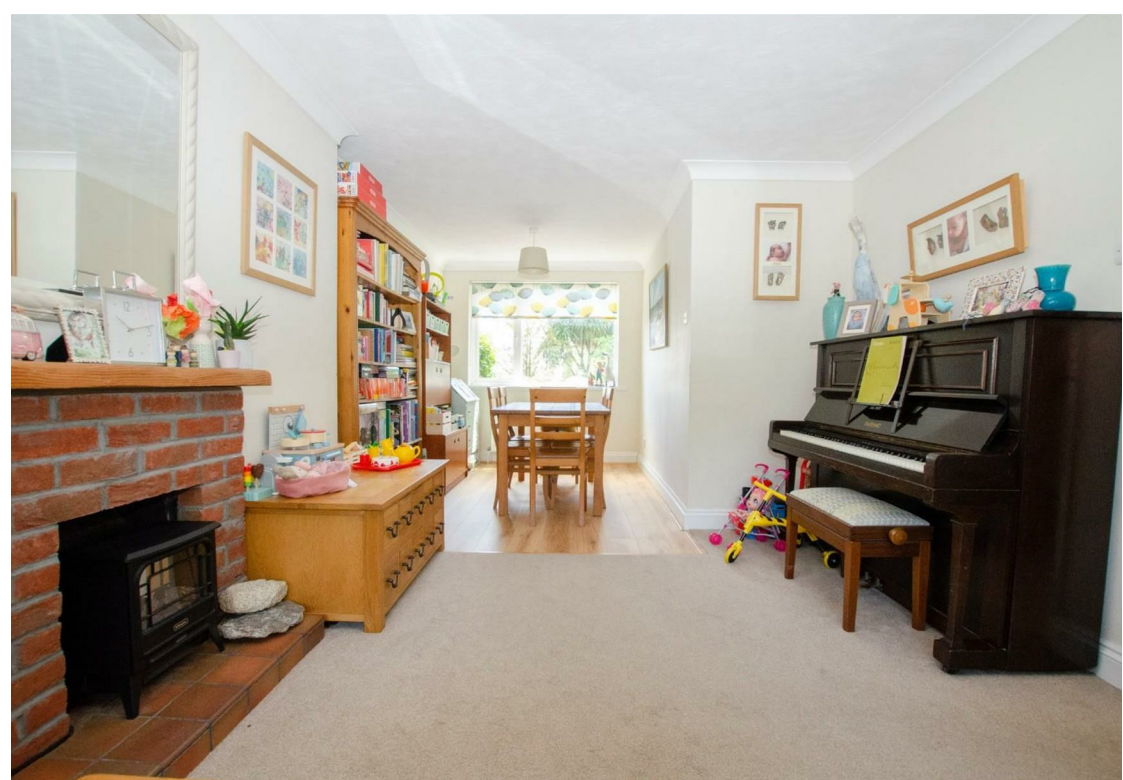




September Close - £325,000

Stanford
Est 2005



9 September Close, West End, Southampton, SO30 3BE

Offers In Excess Of

£325,000

Stanford Estate Agents are delighted to offer for sale this lovely three bedroom semi detached family home, ideally located in this highly sought after location in West End. This fantastic property offers spacious accommodation including a 26ft lounge/diner, a stylish fitted John Lewis kitchen and a modern upstairs family bathroom. Benefits include a secluded and well maintained rear garden and driveway off road parking. Internal viewings are strongly recommended to avoid disappointment.

Entrance Hall:
Stairs to first floor landing, double radiator, fitted cupboard, wood laminate flooring, doors to other rooms

Lounge/Diner: (26'3" x 11'0)
Dual aspect double glazed windows, two double radiators.

Kitchen: (12'1" x 9'2")
A stylish 3 year old John Lewis range of wall and base level units with squared edge worksurfaces, sink and drainer with mixer tap, space for a fridge/freezer, space and plumbing for a washing machine and dishwasher, part tiled walls, radiator, double glazed window to rear, door to side aspect, fitted cupboard.

First Floor Landing:
Double glazed window to side aspect, fitted cupboard.

Bedroom One: (12'8" x 11'0)
Double glazed window to rear aspect, double radiator, space for wardrobes, scenic views to the South downs,

Bedroom Two: (13'6" x 9'2")
Double glazed window to front aspect, double radiator, space for wardrobes.

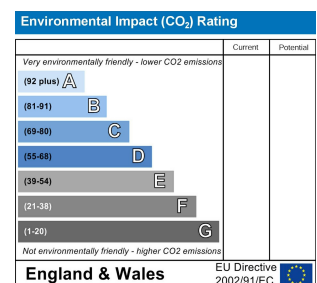
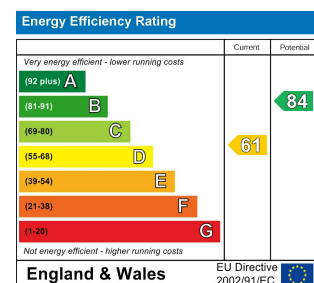
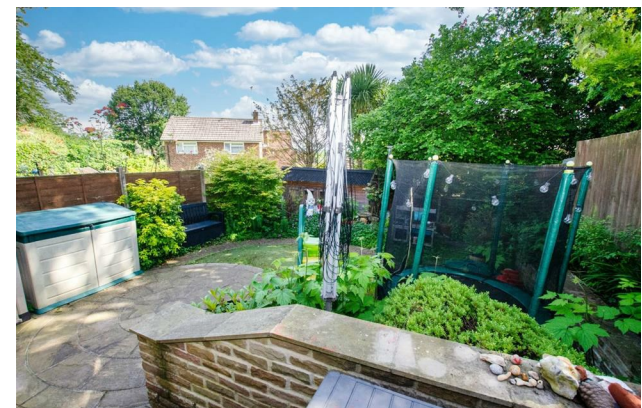
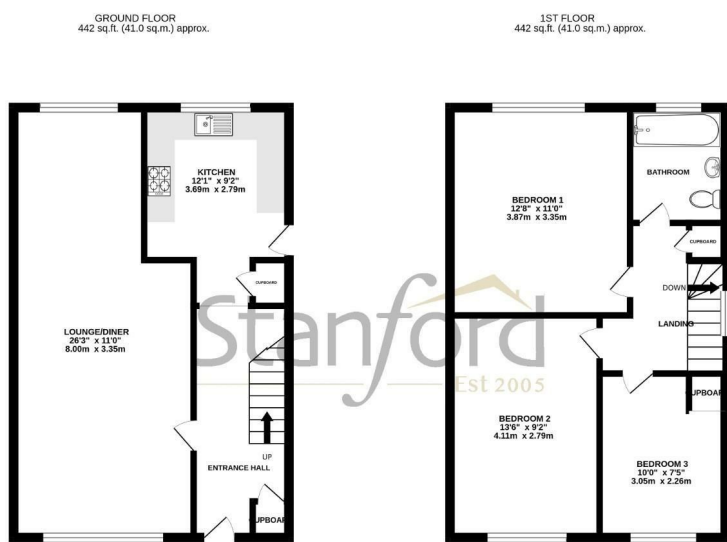
Bedroom Three: (10'0 x 7'5")
Double glazed window to front aspect, double radiator, fitted cupboard.

Family Bathroom:-
Modern suite comprising panel enclosed bath with shower over, low level WC, vanity wash hand basin with cupboards below, heated towel rail, tiled walls and flooring, obscure double glazed window to rear aspect.

Front Garden:
Brick paved driveway providing off road parking for two/three vehicles, mature shrub borders, side access gate to rear aspect.

Rear Garden:
Secluded, well maintained rear garden with panel fence surround, flower and mature shrub borders, patio seating and entertaining area and steps leading down to an artificial grassed children's play area, storage shed and side access gate

Other Information:
Local Council: Eastleigh Borough Council
Council Tax Band: C
Sellers Position: Looking To Purchase A Property
Local Primary School: St James C Of E Primary School
Secondary School: Wildern School



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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

