



Stanford Estate Agents are delighted to present this impressive & well presented one bedroom end of terrace bungalow situated on a corner plot in West End. The property boasts a conservatory, garage, double glazing & is being offered with no forward chain. An internal viewing is highly recommended.

Directions

ENTRANCE HALL:
Smooth plaster ceiling.

CLOAKROOM:
Smooth plaster ceiling, obscure double glazed window to side aspect, electric wall mounted heater, low level WC, wash hand basin.

LOUNGE: (18'7" x 9'2")
Textured ceiling, double glazed window to front aspect, double glazed window to side aspect, electric wall mounted heater, electric fire place, television point.

KITCHEN: (9'2" x 5'7")
Textured ceiling, double glazed window to front aspect, a range of wall mounted & base level units, roll top work surfaces, tiling to principle areas, cooker pint with extractor hood above, space & plumbing for a washing machine, space for a fridge/freezer, stainless steel sink & drainer with mixer tap above.

INNER HALL:
Textured ceiling, airing cupboard.

SHOWER ROOM: (6'0" x 5'9")
Textured ceiling, extractor fan, heated towel rail fully tiled walls, tiled floor, fully tiled shower, low level WC, wash hand basin with storage cupboard below.

BEDROOM 1: (15'3" x 8'4")
Textured ceiling, double glazed sliding patio door to rear aspect, electric wall mounted heater, bespoke built in wardrobes.

CONSERVATORY: (10'7" x 6'0")
Brick & double glazed construction with a polycarbonate roof, double glazed door leading out to the rear

garden, electric wall mounted heater.

FRONT GARDEN:
Mainly laid to lawn with a path leading to the front door.

GARAGE:
The single garage is located to the rear of the property & has an up & over door.

REAR GARDEN:
The low maintenance rear garden is enclosed & is mainly laid to patio with a shed & side access via a gate.

OTHER INFORMATION:

LOCAL COUNCIL: Eastleigh Borough Council

COUNCIL TAX BAND: Band B

SELLERS POSITION: No Forward Chain



Energy Efficiency Rating	
Current	Potential
(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
(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	

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

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