

Stanford Estate Agents are delighted to present this impressive & extended four/five bedroom semi detached house with a loft room in Portswood. The property is spacious throughout & boasts three reception rooms, 28ft kitchen/breakfast room & driveway parking. An internal viewing is recommended.

**Directions**

**ENTRANCE HALL:**

Double glazed obscure glass side windows to front aspect. Coving to ceiling. Radiator. Stairs to first floor. Doors to:-

**DINING ROOM: (14'6" x 12' 8")**

Double glazed bay window to front aspect. Coving to smooth ceiling. Picture rail. Chimney breast. Radiators. Laminate flooring

**LOUNGE & FAMILY ROOM: (23'5" x 12'0")**

Double glazed bay window to rear aspect. Coving to smooth ceiling. Picture rail. Chimney breast. Two radiators. UPVC French doors opening onto the garden

**KITCHENBREAKFAST ROOM: (28'9" x 13' 7")**

Double glazed windows front and to rear aspects. Smooth ceiling. Spot lights. One and a half bowl sink unit. A range of fitted eye level and base mounted kitchen units. Granite worktops. Space for range style cooker. Space for fridge/freezer. Radiator. Tiled flooring. Double glazed door opening onto rear garden.

**CLOAKROOM:**

Low level flush WC, Wash hand basin

**FIRST FLOOR LANDING:**

Loft hatch. Picture rail. Doors to all rooms, loft hatch with pull down ladder leading to the loft room.

**BEDROOM 1: (14'8" x 12'8")**

Double glazed bay window to front aspect. Picture rail. Radiator. Built in cupboard

**BEDROOM 2: (11'10" x 10'7")**

Double glazed window to rear aspect. Picture rail. Radiator. Built in cupboard.

**BEDROOM 3: (14'3" x 6'1")**

Double glazed window to front aspect. Picture rail. Radiator. Doors to :-

**BEDROOM 4: (14'1" x 6'1"):**

Double glazed window to front aspect. Picture rail. Radiator.

**BEDROOM 5: (8'11" x 8'0")**

Double glazed window to front aspect. Picture rail. Radiator.

**FAMILY BATHROOM:**

Double glazed obscure glass window to front aspect. Free-standing bath with shower attachment. Low level W.C. Wash basin. Heated towel rail. Tiled walls.

**OUTSIDE:**

To the rear garden is a decked patio area, the remainder of the garden is laid to lawn. Two large storage sheds with power and water. To the front of the property is off road parking for three cars.

**OTHER INFORMATION:**

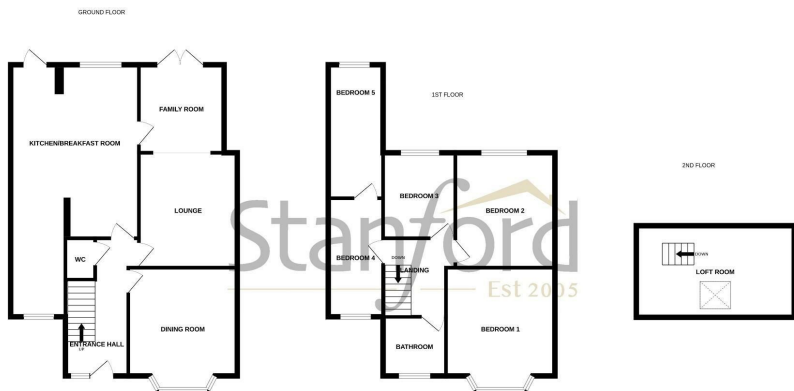
**LOCAL COUNCIL:** Southampton City Council

**COUNCIL TAX BAND:** Band C

**SELLERS POSITION:** Has Found A Property To Purchase

**INFANT/JUNIOR SCHOOL:** Portswood Primary School

**SECONDARY SCHOOL:** Cantell School



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 a guide only by any prospective purchaser. The services, fixtures and fittings shown here are not intended to be sold or guaranteed as to their operability or efficiency can be given. Made with floorplan 12/2014



Energy Efficiency Rating	
Current	Potential
(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>	

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
(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>	

Very environmentally friendly - lower CO<sub>2</sub> emissions

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 request. All loans secured on property, life assurance is usually required. This can be emailed on request.