



Stanford Estate Agents are delighted to present with no forward chain this impressive and spacious six bedroom semi detached house located in Shirley. The property boasts a sitting room, dining room, utility room, two bathrooms, a 17ft x 16ft family room, double glazing, gas central heating and driveway parking for two cars,

Directions

Entrance Hall:
Textured ceilings, picture rail, stairs to 1st floor landing, under stairs storage cupboard, radiator and doors leading to sitting room and reception room two, parquet flooring.

Bedroom Two: (15'8" x 11'11")
Smooth plaster ceilings, picture rails, double glazed bay window to front aspect, radiator.

Sitting Room: (15'0" x 10'7")
Smooth plaster ceilings, window to side aspect, radiator, feature fireplace, door leading to leading to conservatory.

Dining Room: (11'9" x 9'9")
Smooth plaster ceiling, picture rails, window rear aspect.

Kitchen: (10'7" x 8'8")
Smooth plaster ceiling, double glazed window to side aspect, fitted with an excellent range of wall and base level units, rolled edge work services, stainless steel sink and drainer with mixer tap, fitted appliances consisting of a five ring gas hob with extractor over, double oven, built in dishwasher, built-in fridge, door leading to inner hallway.

Inner Hallway:
Double glazed window to rear aspect, doors leading to reception room four, reception room five and family bathroom.

Bedroom Three: (15'10" x 6'9")
Smooth plaster ceiling, double glazed window to rear aspect, radiator.

Family Room: (16'4" x 17'0")
Double glazed windows and double glazed French doors leading to the rear garden, radiator.

First Floor Landing:
Picture rails, doors leading to all bedrooms and first floor family bathroom.

Master Bedroom: (16'0" x 15'7")
Textured ceiling with picture rail, double glazed bay window to front aspect, further double glazed window to front

aspect, radiator.

Bedroom Four: (11'9" x 9'10")
Double glazed windows to rear aspect, radiator, built-in storage cupboard.

Bedroom Five: (8'9" x 7'9")
Double glazed window to side aspect, radiator, built-in storage cupboard.

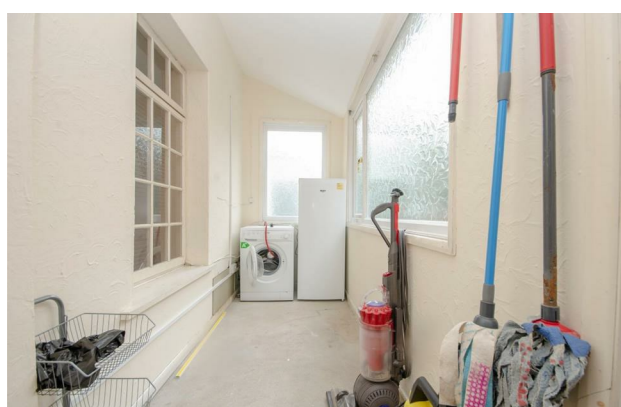
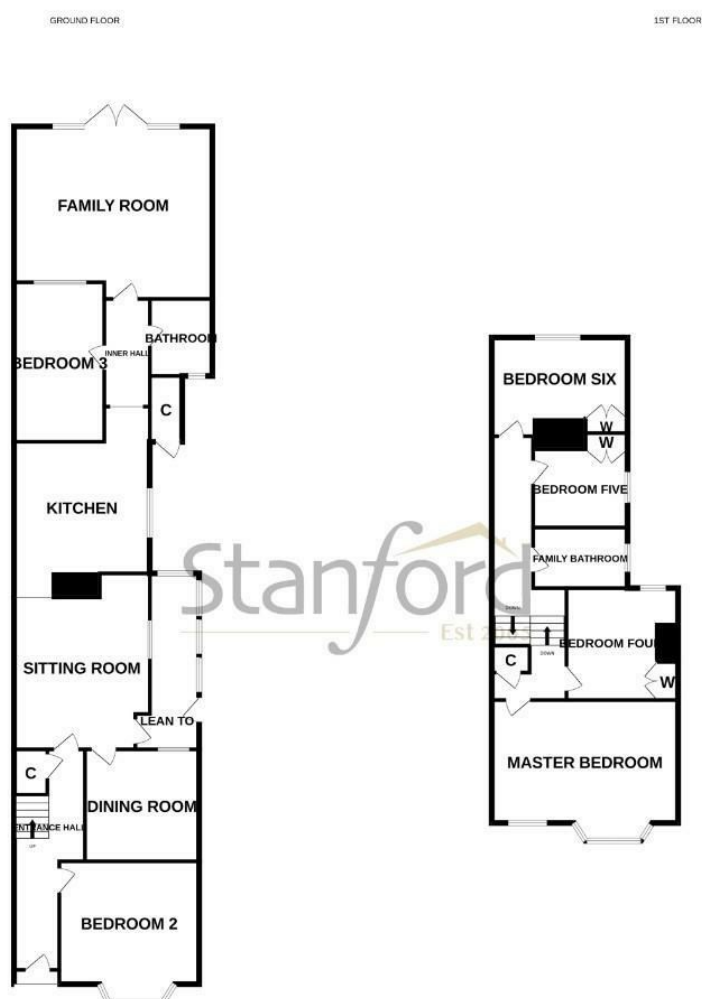
Bedroom Six: (8'8" x 8'7")
Loft hatch access, double glazed window to rear aspect, radiator, built-in wardrobes.

Family Bathroom:
Smooth plaster ceiling, obscure double glazed window to side aspect, suite comprising panel enclosed bath with mixer tap, low-level WC and wash hand basin.

Front:
Driveway Parking.

Rear Garden:
Fully enclosed and laid to lawn with mature shrubs and borders.

Other Information:
Local Council: Southampton City Council
Council Tax Band: D
Sellers Position: No Forward Chain
Viewing: By Appointment Only



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 MyMaple ©2024

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(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
Very environmentally friendly - lower CO ₂ emissions	
(81-91) A	
(69-80) B	
(55-68) C	
(39-54) D	
(21-38) E	
(1-20) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ 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.