



Stanford Estate Agents are delighted to present this spacious and immaculate two bedroom first floor maisonette. This fantastic property boasts a 16ft x 14ft sitting room, two double bedrooms, separate kitchen and offered with no forward chain.

Directions

Entrance Hall:
Stairs leading to first floor.

First Floor Landing:
Access too all rooms, radiator.

Sitting Room/Diner: (16'5" x 14'3")
Smooth ceilings, double glazed bay window to the front aspect, radiator.

Kitchen: (8'9" x 8'0")
Smooth ceilings, double glazed window to side aspect, modern fitted kitchen with a range of wall and base units with space for appliances.

Bathroom:
Obscure double glazed window to side aspect, panel enclosed bath with shower over, hand wash basin, low level WC.

Master Bedroom: (13'1" x 11'0")
Double glazed window to rear aspect, radiator and laid to carpet.

Bedroom Two: (11'1" x 10'1")
Double glazed window to rear aspect, radiator and laid to carpet.

Other Information:
Local Council: Southampton City Council
Council Tax Band: A
Sellers Position: No Forward Chain



TOTAL FLOOR AREA: 710sq.ft. (66.0 sq.m.) approx.
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.
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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	
(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	

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.