



Stanford Estate Agents are delighted to present this impressive three bedroom semi detached house in Woolston. The property does require some updating & boasts a 1ft lounge, 16ft kitchen/breakfast room, double glazing, gas central heating & a secluded garden. An internal viewing is recommended.

LOUNGE: (16'2" x 14'4")

Coved & smooth plaster ceiling, double glazed bay window to front aspect, television point, stairs to first floor landing, under stairs storage cupboard.

KITCHEN/BREAKFAST ROOM: (16'2" x 12'3")

Textured ceiling, double glazed window to rear aspect, door to rear aspect leading out to the rear garden, a range of wall mounted & base level units, roll top work surfaces, radiator, built in gas hob & electric oven with extractor hood above, sink & drainer with mixer tap above, space & plumbing for a washing machine, tiling to principle areas.

BATHROOM:

Coved & smooth plaster ceiling, obscure double glazed windows to both side & rear aspects, radiator, part tiled walls, panel enclosed bath with shower above, low level WC, pedestal wash hand basin.

FIRST FLOOR LANDING:

Coved & textured ceiling, loft hatch.

BEDROOM 1: (11'9" x 10'3")

Coved & smooth plaster ceiling, double glazed window to front aspect, radiator.

BEDROOM 2: (13'5" x 7'9")

Coved & textured ceiling, double glazed window to rear aspect, radiator.

BEDROOM 3: (10'8" x 6'2")

Coved & textured ceiling, double glazed window to rear aspect, radiator.

WC:

Smooth plaster ceiling, obscure double glazed window to front aspect, low level WC, wash hand basin with storage cupboard below.

FRONT GARDEN:

Steps leading up to the front door.

REAR GARDEN:

The secluded rear garden is enclosed & mainly laid to lawn with a patio area.

OTHER INFORMATION:

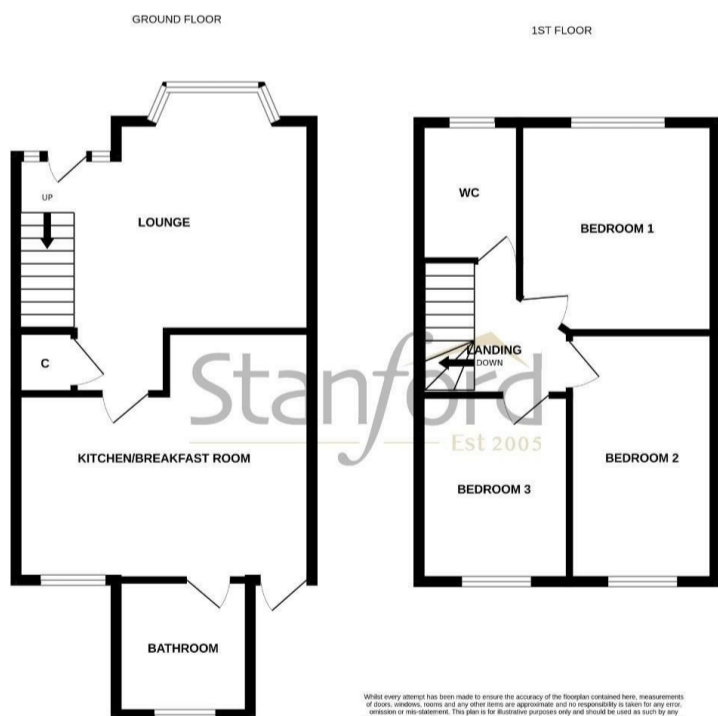
LOCAL COUNCIL: Southampton City Council

COUNCIL TAX BAND: Band B

SELLERS POSITION: No Forward Chain

INFANT/JUNIOR SCHOOL: Ludlow Infant Academy/Ludlow Junior School

SECONDRY SCHOOL: Oasis Academy Sholing



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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