





Stanford Estate Agents are delighted to present this spacious three bedroom detached house in Woolston. The property boasts three reception rooms, two en-suites, double glazing, gas central heating and is being offered with no forward chain. An internal viewing is highly recommended.

**Entrance Hall:**  
Radiator, stairs to first floor landing.

**Lounge:** (13'3" x 11'2")  
Double glazed bay window to front aspect, radiator.

**Dining Room:** (11'6" x 11'2")  
under stairs storage cupboard, window to rear aspect, radiator.

**Kitchen:** (12'11" x 7'05")  
Double glazed window to side aspect, a range of wall mounted and base level units, door leading to rear garden.

**Reception Room/Bedroom:** (14'06" x 7'08")  
Smooth plastered ceiling, window to side aspect, door leading to rear garden, radiator.

**En Suite:**  
Smooth ceiling, shower cubicle, wash hand basic, low level WC.

**First Floor Landing:**  
Smooth plaster ceiling, loft hatch.

**Bedroom One:** (10'11" x 10'10")  
Smooth plaster ceiling, double glazed window to front aspect, radiator.

**En Suite:**  
Shower cubicle, wash hand basin, low level WC, window to side aspect.

**Bedroom Two:** (13'1" x 7'04")  
Double glazed window to rear aspect, radiator.

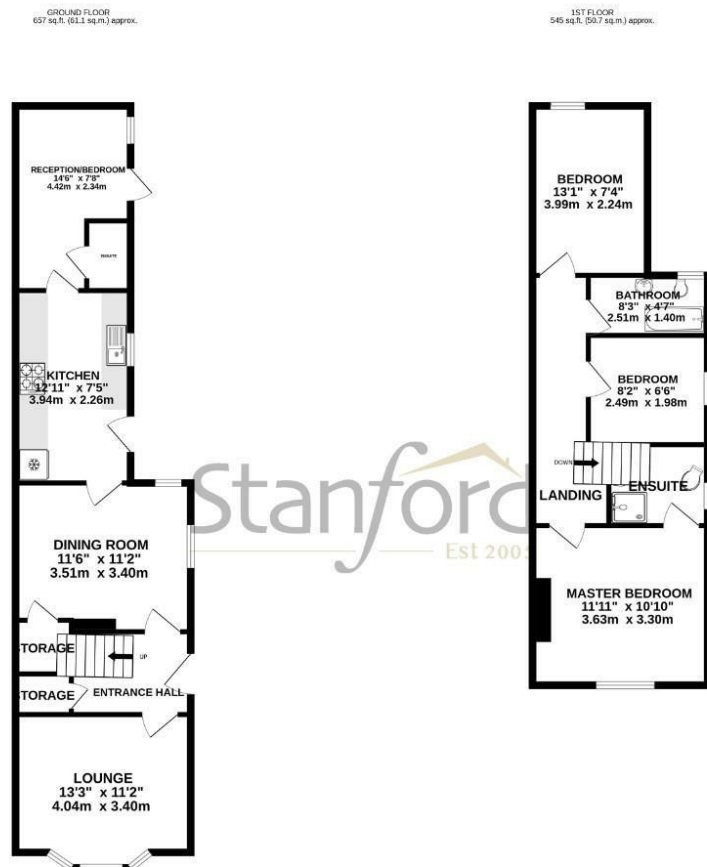
**Bedroom Three:** (8'02" x 6'7")  
Double glazed window to side aspect, radiator.

**Family Bathroom:** (8'03" x 4'07")  
Panel enclosed bath with shower over, wash hand basin, low level WC, window to rear aspect.

**Front Garden:**  
Courtyard garden with a path leading to the front door. There is on road parking and a parking permit is required.

**Rear Garden:**  
Laid to to shingle with side, pedestrian gated side access.

**Other Information:**  
Local Council: Southampton City Council  
Council Tax Band: C  
Sellers Position: No Forward Chain  
Local Primary School: Woolston Infant School/Ludlow Junior School  
Secondary School: Weston Park School/Oasis Academy Sholing



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

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