





Stanford Estate Agents are delighted to offer for sale this three double bedroom, end of terrace townhouse, ideally situated in this highly sought after cul-de-sac location in Hedge End. This fantastic property offers spacious and versatile accommodation including a 26ft fitted kitchen/family room, a good sized bright and airy sitting room, modern family bathroom, downstairs cloakroom and an en suite shower room to the master bedroom. Benefits include a secluded rear garden, a garage and off road parking. This really is a great family home and internal viewings are strongly recommended to avoid disappointment. Offered with no onward chain.

**Entrance Hall:**  
Stairs to first floor landing, radiator, doors to cloakroom and kitchen/family room.

**Cloakroom:**  
Low level WC, hand wash basin, double radiator, tiled flooring, part tiled walls, double glazed obscure window to front aspect.

**Kitchen/Family Room: (26'9" x 12'6")**  
Range of wall and base level units with squared edge worksurfaces, gas range oven with stainless steel extractor hood over, stainless steel sink and drainer with mixer tap, breakfast bar seating area, integrated fridge/freezer, dishwasher and washing machine, tiled flooring, part tiled walls, ceiling downlighters, coved ceiling, radiator, double doors to rear aspect.

**First Floor Landing:**  
Stairs up to second floor, doors to sitting room, bedroom and family bathroom.

**Sitting Room: (14'5" x 12'6")**  
Two double glazed windows to rear aspect, double radiator, coved ceiling.

**Bedroom Three: (11'10" x 10'7")-**  
Double glazed windows to front aspect, radiator, built in wardrobes.

**Family Bathroom:**  
Panel enclosed bath with shower over, low level WC, pedestal hand wash basin, tiled flooring, part tiled walls, shaver point.

**Second Floor:**

**Bedroom One: (14'5" x 10'6")**  
Double glazed window to rear aspect, double radiator, built in wardrobes, coved ceiling, door to en suite.

**En suite Shower Room:**  
Walk in shower cubicle, low level WC, pedestal hand wash basin, part tiled walls, tiled flooring, radiator.

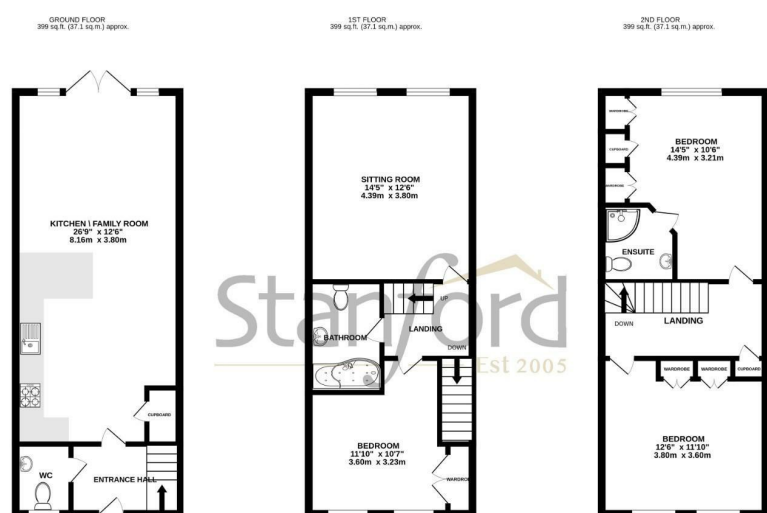
**Bedroom Two: (12'6" x 11'10")**  
Double glazed windows to front and side aspect, radiator, built in wardrobes, coved ceiling.

**Front:**  
Driveway providing off road parking, path to front door.

**Rear Garden:**  
Secluded and well maintained, large decked seating and entertaining areas, laid to lawn, storage shed, panel fence surround, rear access gate, access to garage.

**Garage:**  
Metal up and over door and located in a block behind property.

**Other Information:**  
Local Council: Eastleigh Borough Council  
Council Tax Band: C  
Sellers Position: No Forward Chain  
Local Primary School: Wellstead Primary School  
Secondary School: Wildern School/Deer Park



| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |   |
|---|-------------------------|--|---|
|   | 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   |

**Tel:** 023 8202 9966  
**Email:** bitterne@stanfordestateagents.co.uk  
**Address:** 394Bitterne Road, Bitterne, SO18 5RS



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.

