



# 87 Brookside Way, West End, Southampton, SO30 3NW

Asking Price £250,000

Stanford Estate Agents are delighted to offer for sale this two double bedroom, terraced home, ideally situated in this highly sought after area in West End. This property offers spacious accommodation including a bright and airy living room. Benefits include a private rear garden and driveway parking. This property would make a perfect first time buy or rental investment. Internal viewings are strongly recommended

**Entrance Hall:**  
Stairs to first floor landing, radiator, access to sitting room and kitchen

**Sitting Room:** (13'0 x 11'9")  
Double glazed window and door to rear garden. radiator and fitted carpet.

**Kitchen:** (11'7" x 5'10")  
Double glazed window to front aspect, fitted with a range of wall and base level units, electric hob and oven with extractor over, space and plumbing for a washing machine, dishwasher and fridge/freezer, radiator, part tiled walls.

**First Floor Landing:**  
Access to bedrooms and family bathroom, access to loft.

**Bedroom One:** (11'9" x 8'11")  
Double glazed window to rear aspect, radiator, built-in wardrobes.

**Bedroom Two:** (11'9" x 9'2")  
Double glazed windows to front aspect, radiator, three built in wardrobes/storage cupboards.

**Family Bathroom:** (6'3" x 5'7")  
Suite comprising panel enclosed bath with shower over, low level WC, wash hand basin, part tiled walls, heated towel radiator.

**Front:**  
Off road parking.

**Rear Garden:**  
Secluded, laid to lawn and enclosed by wood panelled fencing.

**Other Information:**  
Local Council: Eastleigh Borough Council  
Council Tax Band: B  
Sellers Position: Looking To Purchase A Property  
Local Primary School: St James C Of E Primary School  
Secondary School: Wildern School  
Viewing: By Appointment Only



TOTAL FLOOR AREA: 598 sq.ft. (55.5 sq.m.) approx.  
Special offer although has been made to ensure the accuracy of the figures contained here, measurements of floor, ceiling, walls and windows are approximate and not necessarily taken for any one purpose or in the same way. They are taken from the approximate and are for guidance only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their operation or efficiency or life span.  
Made with Metagen 10/24



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 <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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