



Stanford Estate Agents are delighted to offer for sale this wonderful investment opportunity. Built in the early 1900's, this three bedroom detached family home is situated on this highly sought after road in West End. The property boasts charm and character throughout and accommodation offers three good sized bedrooms, two reception rooms, a 13ft kitchen and upstairs family bathroom. Benefits include a large secluded rear garden, a 16ft outbuilding, ample off road parking to the front and no onward chain. The plot measures 0.16 acres and is perfectly located close to local schools, shops and amenities and is within easy reach of Hedge End, Botley and West End. Priced to sell making this a great investment and ideal for the DIY enthusiast. Internal viewings are strongly recommended to avoid disappointment.

Directions

Entrance Hall:
Stairs to first floor landing, doors to living room and kitchen.

Living Room: (13'6" x 10'4")
Double glazed window to front aspect, electric storage heater, coved ceiling, picture rail.

Kitchen: (13'6" x 9'0")
Wall and base level units with rolled edge worksurfaces, sink and drainer, electric oven and hob, space and plumbing for a washing machine and fridge/freezer, double glazed window to side aspect, door to:

Dining Room: (13'6" x 11'2")
Double glazed window to rear aspect, electric storage heater, wooden ceiling beams, door to store room.

Store Room:
Double glazed window to rear aspect, door to garden.

First Floor Landing:
Fitted cupboard, double glazed window to side aspect, access to loft space, doors to bedrooms and bathroom.

Bedroom One: (13'6" x 10'5")
Double glazed window to front aspect, electric storage heater, built in wardrobes.

Bedroom Two: (13'6" x 9'4")
Double glazed windows to rear aspect, electric storage heater.

Bedroom Three: (9'1" x 7'6")
Double glazed window to side aspect, electric storage heater, cupboard.

Bathroom:

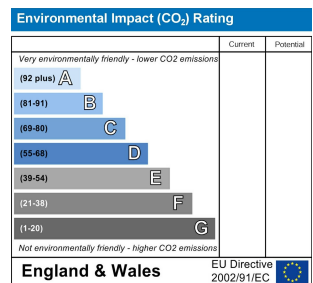
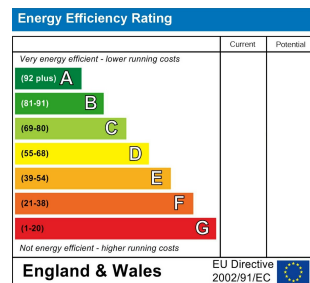
Bath with shower attachment, low level WC, pedestal hand wash basin, electric storage heater, part tiled walls, double glazed window to side aspect.

Front Garden:
Driveway providing ample off road parking, laid to lawn with shrub borders, path to front door, side access to garden.

Rear Garden:
Long secluded garden, patio seating and entertaining space, side access, mainly laid to lawn with mature shrub borders, panel fence surround, secluding trees, access to outbuilding.

Outbuilding: (16'4" x 6'6")

Other Information:
Local Council: Eastleigh Borough Council
Council Tax Band: D
Sellers Position: No Forward Chain
Viewing: By Appointment Only



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.