



Lambourne Road - £215,000

Stanford
Est 2005



39 Lambourne Road, West End, Southampton, SO18 3LS

Price Guide £215,000

Stanford Estate Agents are delighted to offer for sale this lovely one double bedroom house, ideally situated in this highly sought after location in West End. This property offers a bright and airy living room, a modern fitted kitchen and a modern upstairs shower room. Benefits include a secluded and very well maintained rear garden, large front gardens and an allocated parking space. This really is a wonderful home and would make a perfect first time buy or rental investment. Internal viewings are strongly recommended to avoid disappointment.

Porch:
Door to living room, space to hang coats and store shoes

Living Room : (13'7" x 11'4")
Double glazed window to front aspect, radiator, smooth plaster ceiling, stairs to first floor landing, through to kitchen

Kitchen: (13'7" x 5'8")
Modern range of wall and base level units and rolled edge worksurfaces, gas hob and electric oven with extractor hood and above, stainless steel sink and drainer, part tiled walls, wood laminate flooring, double glazed window to front aspect, smooth plaster ceiling, space and plumbing for a washing machine and fridge/freezer.

First Floor Landing:
Storage cupboard, access to loft space, doors to bedroom and shower room

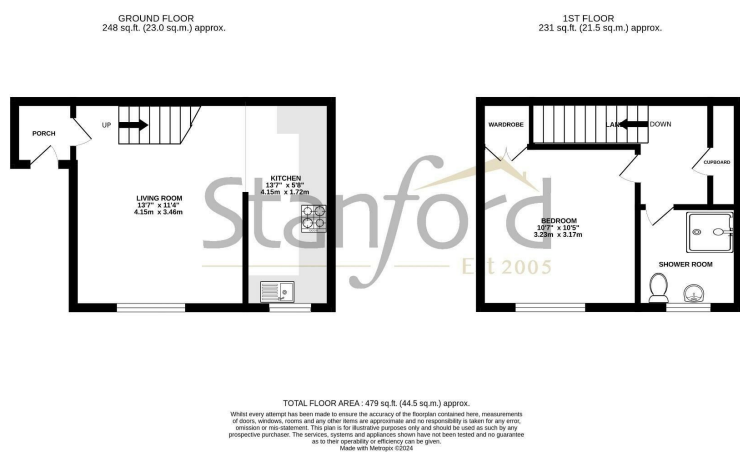
Bedroom: (10'7" x 10'5")
Double glazed window to front aspect, double radiator, smooth plaster ceiling, walk in wardrobe.

Shower Room:
Fitted suite comprising walk in shower cubicle, low level WC, pedestal hand wash basin, heated towel rail, fully tiled walls, double glazed window to front aspect.

Front Garden:
Large lawned area to both sides with shrub borders, path to front door and rear garden. Allocated parking for one vehicle.

Rear Garden :
Secluded and very well maintained, mainly laid to lawn, stepping stones, storage shed, panel fence surround, side access.

Other Information:
Local Council: Eastleigh Borough Council
Council Tax Band: B
Sellers Position:: Looking To Purchase A Property
Viewing: By Appointment



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	



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