



7 Vokes Close, Sholing, Southampton, SO19 8BN

Offers In Excess Of
£270,000

Stanford Estate Agents are delighted to present this impressive two bedroom terraced home. This very well presented property offers spacious accommodation including a bright and airy living room, a modern kitchen/breakfast room, 11ft master bedroom, private rear garden and off road parking for two cars. This property would make a perfect first time buy or rental investment and an internal viewing is highly recommended.

Porch: (4'9" x 3'9")

Sitting Room: (15'6" x 11'9")

Double glazed window to front aspect, radiator.

Kitchen/Breakfast Room: (11'9" x 9'1")

Smooth plaster ceiling, fitted with a range of modern wall and base level units with contrasting worksurfaces, fitted electric hob and oven, integrated dishwasher, space and plumbing for a fridge/freezer and washing machine, double glazed window and double glazed sliding door to rear aspect.

First Floor Landing:

Textured ceiling, access to loft, carpeted flooring.

Master Bedroom: (11'9" x 9'1")

Double glazed window to rear aspect, radiator.

Bedroom Two: (11'9" x 7'1")

Double glazed window to front aspect, radiator.

Shower Room: (8'9" x 4'7")

Suite comprising corner shower cubicle, low level WC, hand wash basin, built-in storage and radiator.

Front Garden:

Parking for two cars, footpath leading to front door.

Rear Garden:

Enclosed by wood panelled fencing with a good sized paved seating and entertaining area.

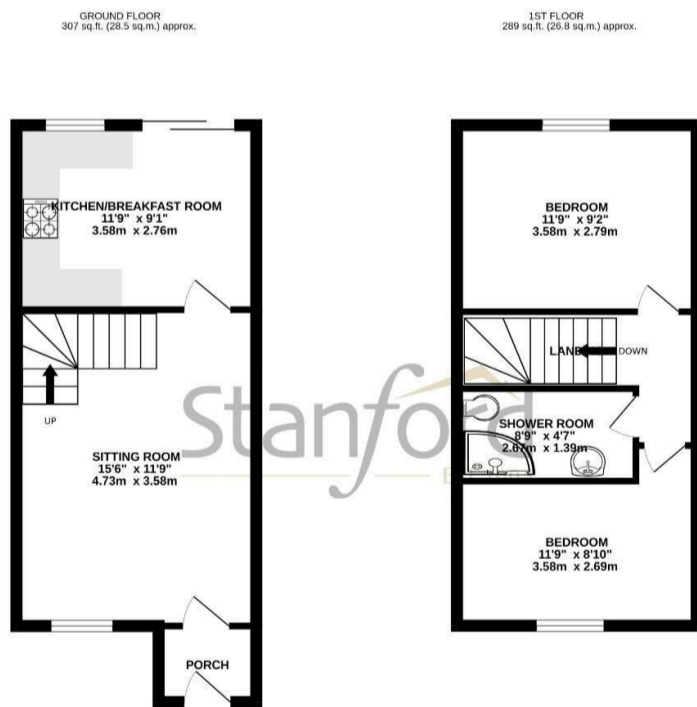
Other Information:

Local Council: Southampton City Council

Council Tax Band: C

Local Primary School: Sholing Infant School/Sholing Junior School

Secondary School: Oasis Academy Sholing



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TOTAL FLOOR AREA: 596 sq. ft. (55.3 sq. m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of floor, ceiling, stone and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan for guidance purposes only and should be used as such for only prospective purchasers. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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