

Stanford Estate Agents are delighted to present this impressive, two bedroom, semi-detached home, offered with no forward chain. This property boasts a light and airy sitting room/diner, two double bedrooms and is ideally located in a quiet cul-de-sac. Also benefiting from stunning water views, two parking spaces and a low maintenance rear garden. An internal viewing is highly recommended.

Directions

Entrance Hall:
Smooth plaster ceiling, access to under-stair storage, radiator, fitted carpet.

Sitting Room/Diner: (12'8" x 12'7")
Smooth plaster ceiling to coving, double glazed sliding door to rear access, radiator, fitted carpet.

Kitchen: (9'8" x 6'5")
Range of modern fitted wall and base units, complimentary worksurfaces, integrated electric oven, four-ring gas hob with extractor over, sink and drainer, double glazed window to front aspect.

First Floor Landing:
Loft access, fitted carpet.

Master Bedroom: (12'8" x 12'7")
Access to airing cupboard, radiator, two double glazed windows to front aspect, fitted carpet.

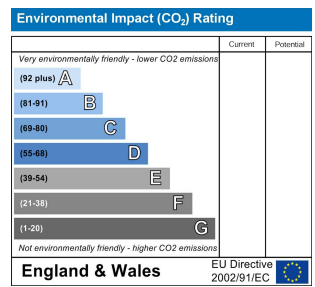
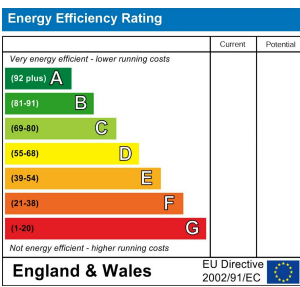
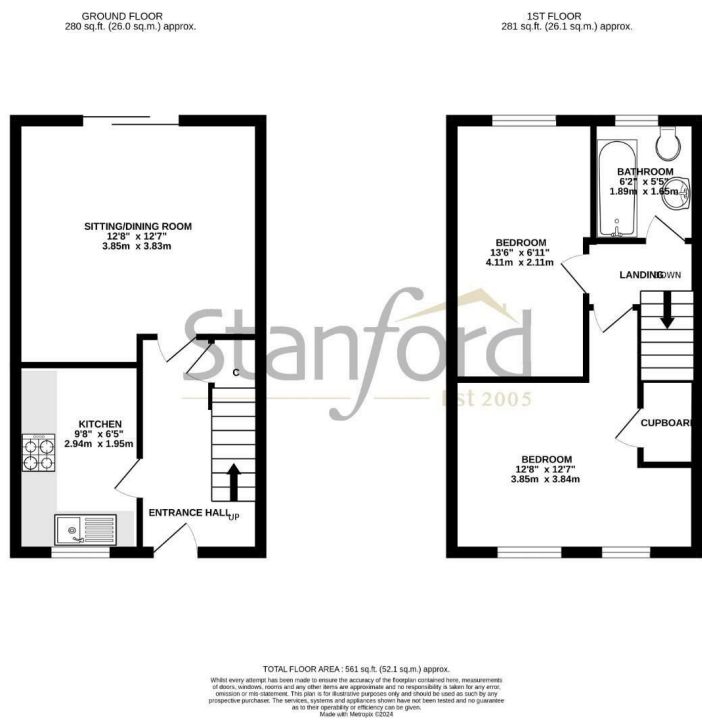
Bedroom Two: (13'6" x 6'11")
Double glazed window to rear aspect with stunning water views, radiator, fitted carpet.

Bathroom: (6'2" x 5'5")
Suite comprising panel enclosed bath with shower over,, low level WC and wash hand basin, tiling to principal areas, extractor fan, heated towel radiator and obscure double glazed window to rear aspect.

Externally:
Two allocated parking spaces.

Rear Garden:
Enclosed rear garden mainly laid to paved patio with shrub borders and pedestrian side access.

Other Information:
Local Council: Southampton City Council
Council Tax Band: C
Sellers Position:: No Forward Chain
Local Primary School: Weston Shore Infant School/Ludlow Junior School
Secondary School: Oasis Academy Mayfield



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.