

Unwin Close - £270,000

Stanford
Est 2005



31 Unwin Close, Weston, Southampton, SO19 9TF

Asking Price £270,000

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.

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.

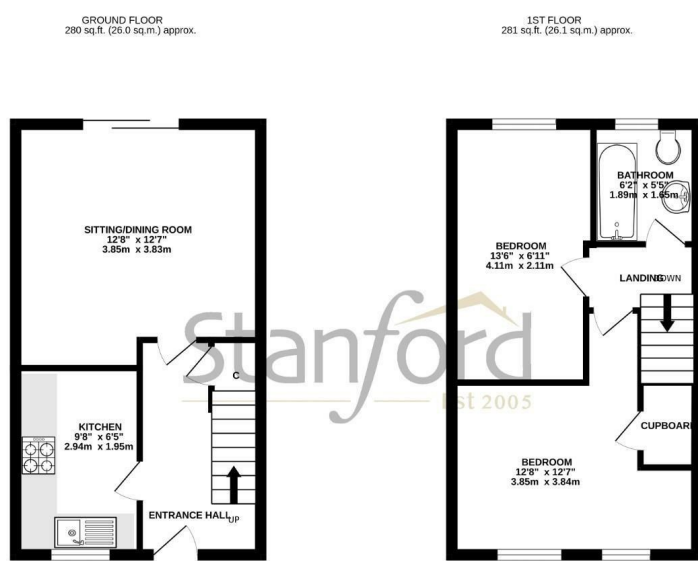
Bedroom Two: (13'6" x 6'11")
Double glazed window to rear aspect with stunning water views, radiator, fitted carpet.

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.

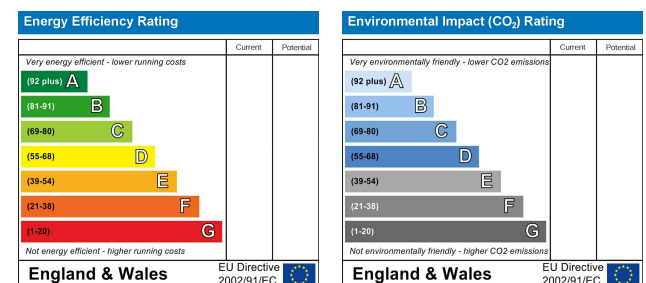
Externally:
Two allocated parking spaces.

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



TOTAL FLOOR AREA: 541 sq.ft. (50.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with a prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made available: 10/03/21



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