

Cerne Close - £190,000

Stanford
EST 2005



Stanford Estate Agents are delighted to present this impressive one bedroom end of terrace house in West End. The property boasts double glazing, gas central heating, allocated off road parking, a private garden and is being offered with no forward chain. An internal viewing is highly recommended,

Directions

Porch:
Smooth plaster ceiling, double glazed window to front aspect.

Kitchen/Living Room: (15'8 x 12'0)
Smooth plaster ceiling, double glazed windows to front and side aspect, a range of wall mounted and base level units, rolled edge work surfaces, tiling to principal areas, stainless steel sink and drainer with mixer tap above, space and plumbing for a washing machine, fridge, freezer and cooker.

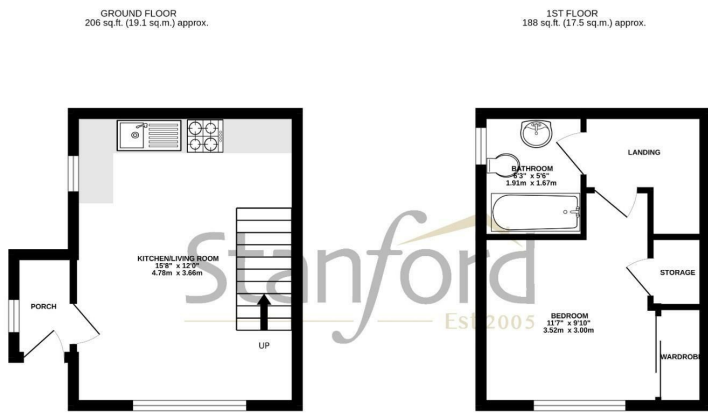
First Floor Landing:
Loft hatch access.

Bedroom: (11'7" x 9'1")
Smooth plaster ceiling, double glazed window to side aspect, built-in wardrobe, airing cupboard, carpet flooring.

Bathroom: (6'3" x 5'6")
Smooth plaster ceiling, obscure double glazed window to front aspect, panel enclosed bath with shower above, low level WC, wash hand basin, part tiled walls, towel radiator.

OUTSIDE:
Garden which is mainly laid to lawn. There is also allocated off road parking for one car.

Other Information:
Local Council: Eastleigh Borough Council
Council Tax Band: B
Sellers Position: No Forward Chain



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

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.