



Stanford Estate Agents are delighted to offer for sale this lovely, extended, mid terrace bay fronted family home, perfectly situated in this highly sought after area close to local schools, shops and amenities. Accommodation offers three bedrooms, two reception rooms, a modern fitted kitchen, modern upstairs shower room and a downstairs cloakroom. Benefits include a private rear garden, a garage to the rear with potential off road parking and is offered with no onward chain. This property would make a perfect first time buy and internal viewings are strongly recommended to avoid disappointment.

Directions

Entrance Porch:
Door to living room, door to cloakroom.

Cloakroom:
Low level WC, hand wash basin, tiled walls, double glazed windows to front and side aspect.

Living Room: (15'1" x 14'10")
Double glazed bay fronted window, double radiator, gas coal affect fire place, stairs to first floor landing.

Dining Room: (16'7" x 9'3")
Double radiator, double glazed door to rear aspect, door to kitchen.

Kitchen: (11'4" x 8'6")
Modern range of wall and base level units with rolled edge worksurfaces, stainless steel sink & drainer, ceramic hob and electric oven with extractor over, space and plumbing for a washing machine, fridge/freezer and dishwasher, radiator, double glazed window to rear aspect, tiled walls and flooring.

First Floor Landing:
Access to loft space, cupboard, doors to rooms.

Bedroom One: (12'6" x 8'4")
Double glazed window to rear aspect, radiator, fitted wardrobes with white sliding doors,

Bedroom Two: (12'2" x 8'4")
Double glazed window to front aspect, radiator, built in cupboards and wardrobes.

Bedroom Three: (8'6" x 6'10")-
Double glazed window to rear aspect, radiator, space for wardrobes.

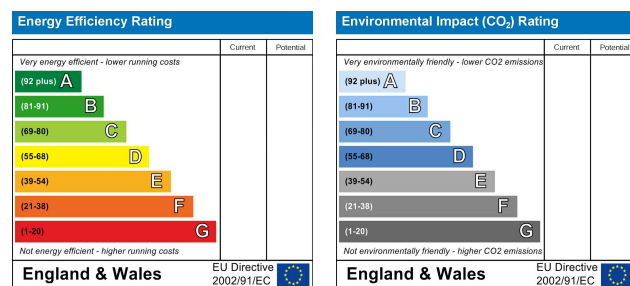
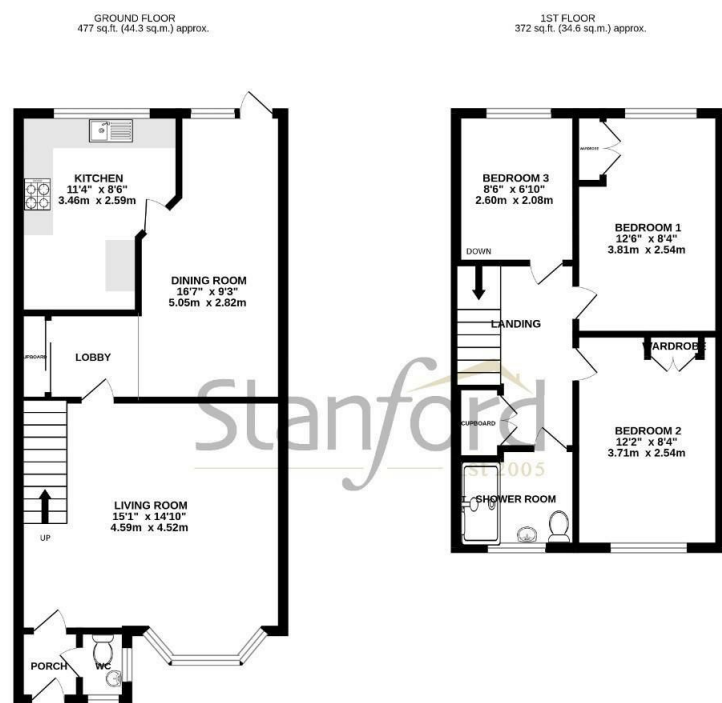
Shower Room:
Modern suite comprising a wet room style walk in shower, low level WC, vanity hand wash basin with cupboards below, heated towel rail, tiled walls and flooring, double glazed window to front aspect.

Front:
Brick wall surround, path leading to front door.

Rear Garden:
Landscaped, laid to lawn with flower and shrub borders, patio seating area, steps down to storage area and access to garage.

Garage:
Rear access, potential off road parking, electric roller door.

Other Information:
Local Council: Southampton City Council '
Council Tax Band: B
Infant/Junior School: Valentine Primary School
Secondary School: Oasis Academy Mayfield
Sellers Position: No Forward Chain



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.