

Stanford Estate Agents are delighted to present this spacious, two bedroom, terraced home situated in the sought after location of West End. This fantastic property is immaculate throughout and boasts an 18ft sitting room/diner, modern kitchen and bathroom, low maintenance front and rear gardens and a garage. An internal viewing is highly recommended.

**Directions**

**Porch:**  
Space for shoes and coats.

**Sitting Room/Diner:** (18'4" x 11'11")  
Smooth plaster ceiling to coving, double glazed window to front aspect, two radiators, carpet flooring.

**Kitchen:** (11'11" x 8'0")  
Textured ceiling, a range of modern wall and base level units with integrated electric oven and hob with extractor hood over, sink and drainer with mixer tap, space and plumbing for a fridge/freezer, washing machine and dishwasher, double glazed window to rear aspect and door leading to rear garden.

**First Floor Landing:**  
Access to loft and carpet flooring.

**Master Bedroom:** (11'11" x 11'3")  
Double glazed window to front aspect, built-in storage, radiator and carpet flooring.

**Bedroom Two:** (11'11" x 8'0")  
Double glazed window to rear aspect, built-in wardrobes, radiator and carpet flooring.

**Family Bathroom:** (6'7" x 5'6")  
Smooth plaster ceiling, stylish bathroom suite comprising panel enclosed bath with shower over, low level WC and hand wash basin, heated towel radiator, extractor fan.

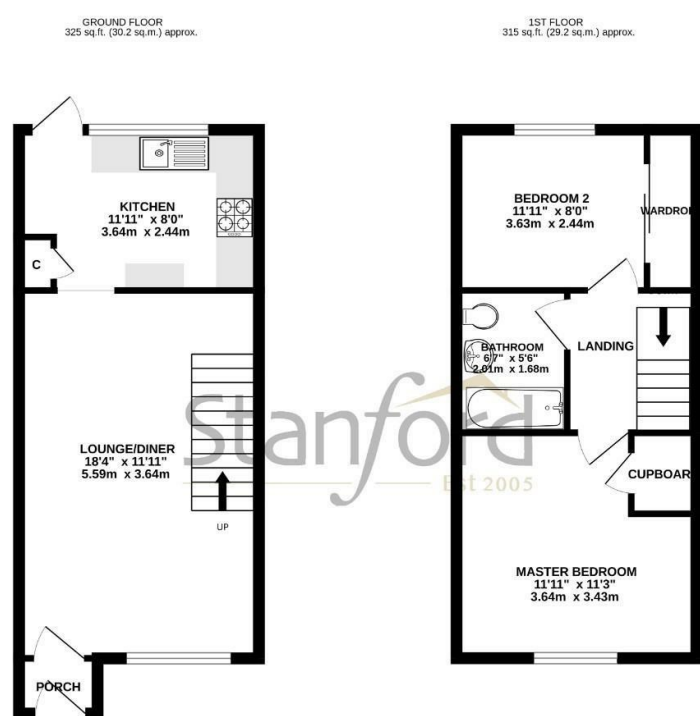
**Front Garden:**  
Tiered garden partly laid to lawn with mature shrub and hedgerow borders, with a decking area providing seating and access to front door.

**Rear Garden:**

Low maintenance tiered garden laid to decking, paved patio and artificial grass, rear gate providing pedestrian access.

**Garage:**  
Single garage with an up and over door.

**Other Information:**  
Local Council: Eastleigh Borough Council  
Council Tax Band: C  
Sellers Position: Looking To Purchase A Property Locally  
Local Primary School: St James C of E Primary School  
Secondary School: Wildern School



Energy Efficiency Rating	
Current	Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

Not environmentally friendly - higher CO<sub>2</sub> 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.