



Stanford Estate Agents are delighted to present this fully re-furbished three double bedroom mid terrace house. This fantastic and immaculate property boasts a 19ft kitchen/living room, 16ft master bedroom and is offered with no forward chain making it an ideal first-time purchase or investment. An internal viewing is highly recommended.

Entrance Hall:
Smooth plaster ceiling, insert downlighting, radiator.

Kitchen/Living Room: (19'6" x 12'8")
Smooth plaster ceiling, insert downlighting, a range of modern fitted wall and base units, integrated fridge/freezer, gas hob with extractor over, sink and drainer, breakfast bar, double glazed double doors leading to rear garden.

Bathroom: (7'6" x 6'9")
Smooth plaster ceiling, inset downlighting, suite comprising panel enclosed bath with shower over, low level WC and hand wash basin, obscure double glazed window to front aspect.

First Floor Landing:
Smooth plaster ceiling, access to all bedrooms and loft, carpet flooring.

Master Bedroom: (16'3" x 12'0")
Smooth plaster ceiling, double glazed window to side aspect, radiator.

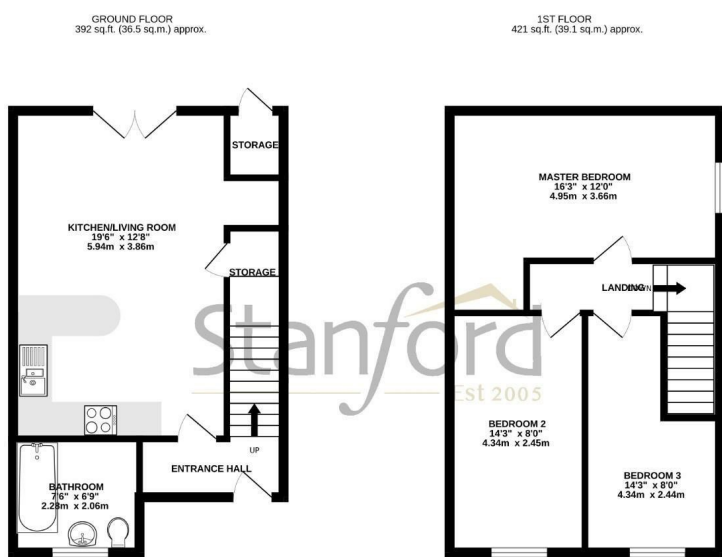
Bedroom Two: (14'3" x 8'0")
Smooth plaster ceiling, double glazed window to front aspect, radiator.

Bedroom Three: (14'3" x 8'0") to max
Smooth plaster ceiling, double glazed window to front aspect, radiator.

Front Garden:
Footpath leading to front door.

Rear Garden:
Courtyard style garden with pedestrian side access.

Other Information:
Local Council: Southampton City Council
Council Tax Band: TBC
Sellers Position: No Forward Chain
Viewing: By Appointment Only



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 ₂) 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 CO₂ emissions

England & Wales EU Directive 2002/91/EC

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