



Laurel Close - £300,000

Stanford
Est 2005



Laurel Close, Woolston, SOUTHAMPTON, Hampshire, SO19 7DE

Offers Over £300,000

Stanford Estate Agents are delighted to present this spacious and impressive three bedroom semi detached house in Woolston. This fantastic property is immaculate throughout and boasts a 17ft sitting/dining room, conservatory and driveway parking. An internal viewing is highly recommended.

Entrance Hall:
Textured ceiling, stairs leading to first floor landing.

Sitting/Dining Room: (17'3" x 10'5")
Double glazed window to rear aspect, wood flooring, radiator.

Kitchen: (17'3" x 7'5")
Smooth plaster ceiling, double glazed door leading to conservatory, a range of wall and base level units, contrasting worksurfaces, tiling to principal areas, cooker with extractor hood over, space and plumbing for a washing machine and fridge/freezer.

Conservatory: (14'6" x 9'5")
Double glazed construction with a glass roof and bi-folding doors leading out to the rear garden.

Bedroom Three: (10'5" x 6'9")
Double glazed window to front aspect, radiator.

First Floor Landing:
Access to cupboard and loft access.

Bedroom One: (15'0" x 12'5")
Double glazed window to front aspect, radiator, built in wardrobes.

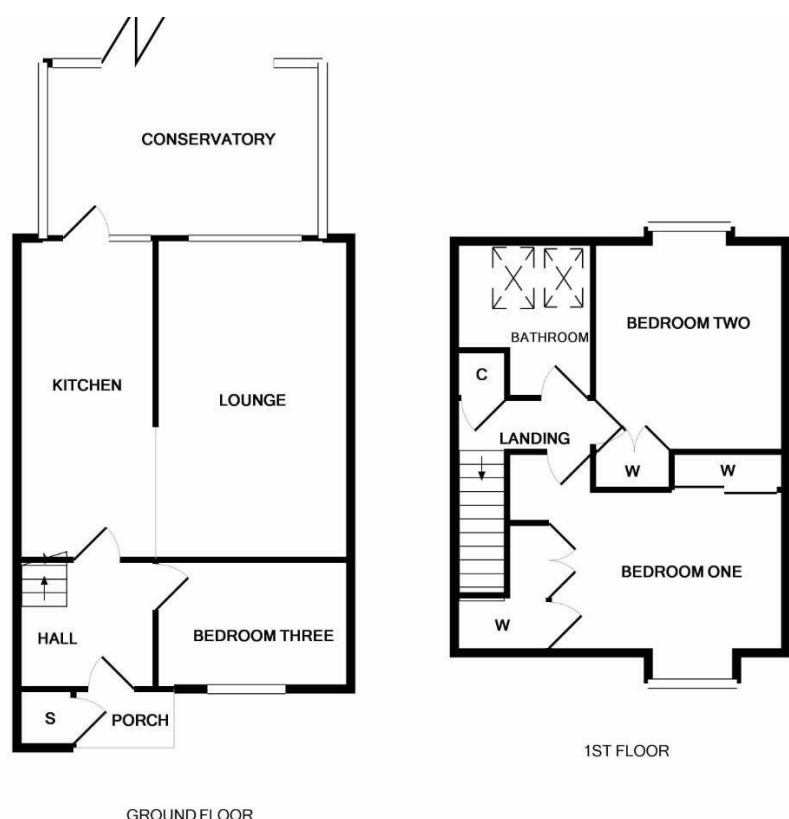
Bedroom Two: (12'3" x 10'6")
Double glazed window to rear aspect, radiator, built in wardrobes.

Family Bathroom: (7'8" x 7'5")
Two Velux windows to rear aspect, modern and stylish bathroom suite comprising panel enclosed bath with shower over, low level WC, pedestal wash hand basin, part tiled walls.

Front Garden:
Mainly laid to concrete and lawn and providing driveway parking for two cars.

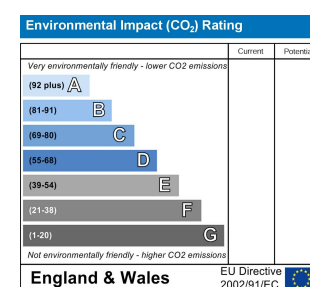
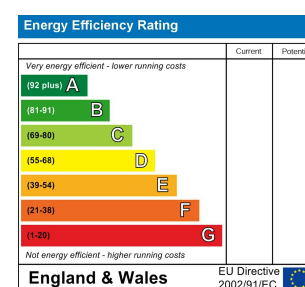
Rear Garden:
Enclosed rear garden laid to decking and patio with pedestrian gated side access.

OTHER INFORMATION:
LOCAL COUNCIL: Southampton City Council
COUNCIL TAX BAND: B
LOCAL PRIMARY SCHOOL: Ludlow Infant School/Ludlow Junior School
SECONDARY SCHOOL: Oasis Academy Sholing
SELLERS POSITION: Looking to purchase a property



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2019

Tel: 023 8202 9966
Email: bitterne@stanfordestateagents.co.uk
Address: 394Bitterne Road, Bitterne, SO18 5RS



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

