



High Street - £375,000

Stanford  
Est 2005



# 77 High Street, Botley, Southampton, SO30 2ES

**£375,000**

Stanford Estate Agents are pleased to present this 1920's three bedroom extended semi-detached family home in the sought after village location of Botley. benefiting from a 27ft open plan lounge diner, 15ft kitchen diner and downstairs W/C facilities with a shower. Offered No Forward Chain.

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Accommodation on offer with this 1920's family home comprises of approximately 1173 square foot across two floors.

The ground floor consists of a porch, 27ft lounge diner opened up to the hallway, two brick built fire places and a doubled glazed bay window to the front aspect. A light & airy 15ft kitchen diner across the back of the home with eye and base level units, wall mounted boiler, built in hob & oven with extractor over and spaces for fridge freezer, washing machine & dishwasher. Downstairs shower room with a low level W/C and wash hand basin.

The First floor has a large hallway leading to two large double bedrooms, a good sized third bedroom and the family bathroom, The bathroom consists of a panel enclosed bath with glass screen and shower over, low level w/c and wash hand basin.

Externally to the front of the property there is a paved area which can be turned into parking with permission of the curb being dropped (originally granted). the rear garden is enclosed by wood panelled fencing, a wooden decked area with mainly laid to lawn, mature shrubs and bushes. There is also a wooden gate leading out onto the recreational field behind,

### Further Information:

Local Council: Eastleigh Borough Council

Council Tax Band: D

EPC Rating: D - 68

Local Primary School: Botley CE Primary School

Local Secondary School: Deer Park / Wildern

Windows: Double Glazed

Heating: Gas Central Heating

Parking: Potential Off Road Parking

Utilities: Mains

Broadband: See Ofcom Website -

Phone Signal: See signalchecker.co.uk

Sellers Position: To Find Forward

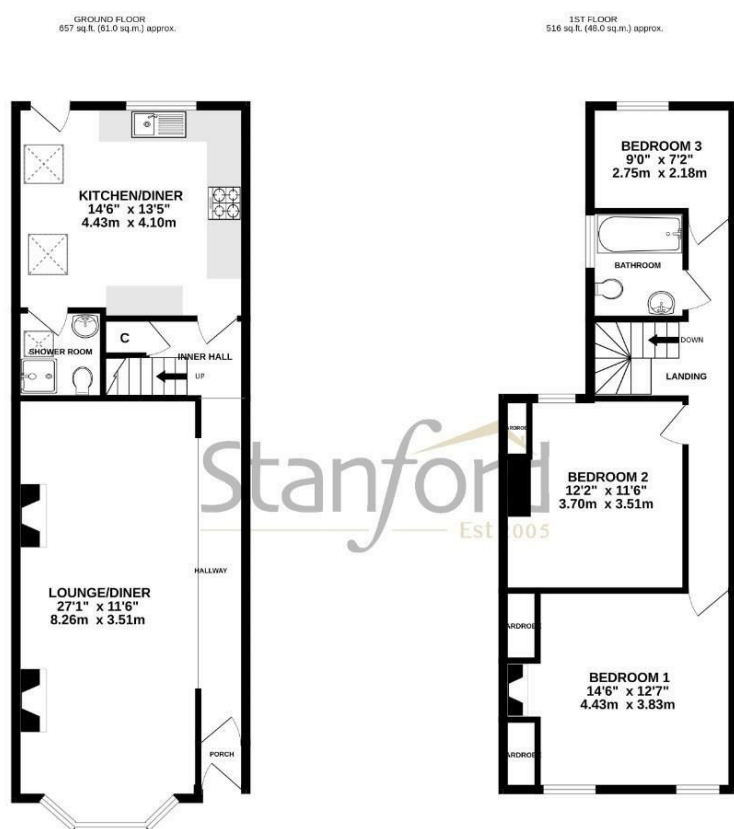
Viewing: By Appointment Only

### Local Information:

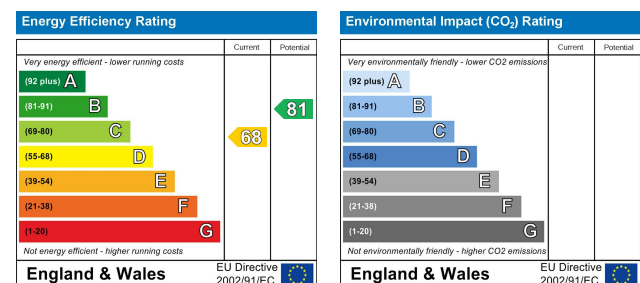
Botley is in Hampshire's Hamble Valley and has been settled since at least the 10th century. A quaint and picturesque market town located on the upper banks of the River Hamble. It is steeped in history and surrounded by the beautiful Hamble Valley countryside. This charming town offers a wide range of shops, public houses, restaurants and places of interest. Located in Southern Hampshire, Botley is easily accessible from the M27 and its train station has direct connections to London Waterloo, Winchester, Portsmouth, Eastleigh, Reading and Brighton.

### Offer Check Procedure:

Please note any offer needs to be verified for legal anti-money laundering regulations and any prospective buyer will need to produce identification documents. Properties will not be removed from the market until anti money laundering and financial qualification checks have been satisfied. Prospective buyers are reminded that the details including any measurements indicated are for guidance only and they should seek their own measurements before committing to any expense. We thank you in advance for your co-operation.



TOTAL FLOOR AREA: 1173 sq ft. (109.0 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in aid of 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.  
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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

