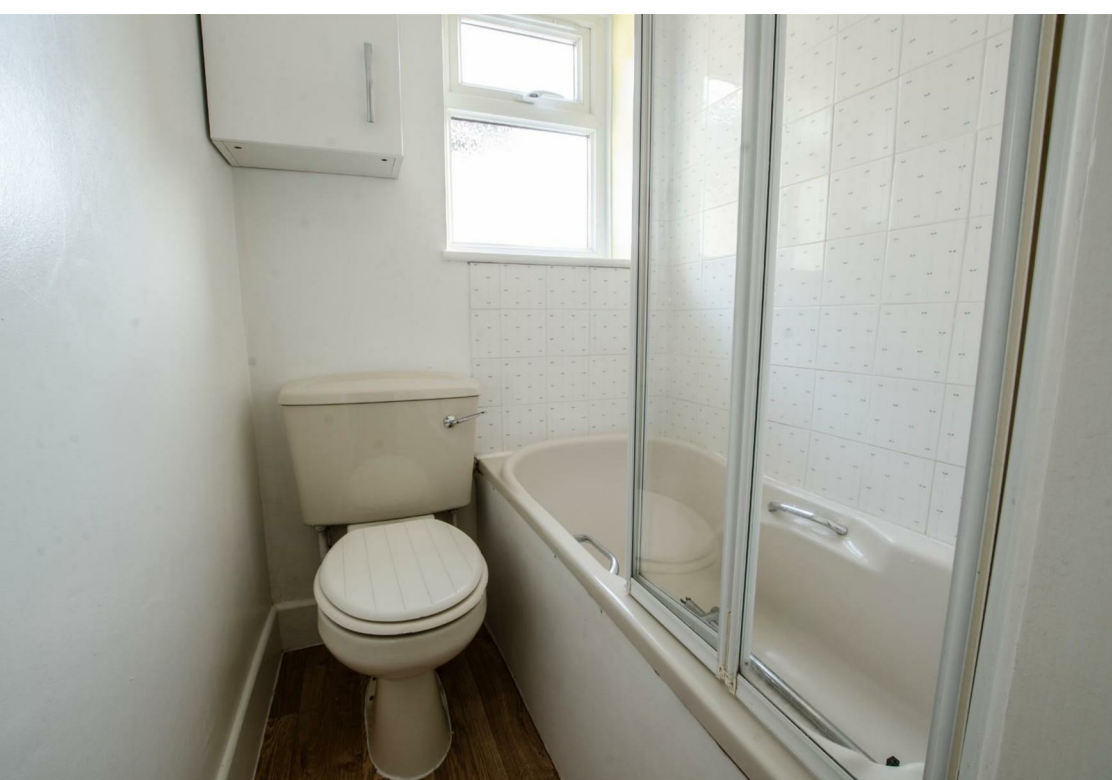




Romsey Road - £115,000



Stanford Estate Agents are delighted to offer this spacious & well presented one bedroom flat in the sought after area of Shirley. With a Sitting/Dining/Room, Kitchen & Utility Room, 10ft Bedroom, and modern Bathroom.. An internal viewing is highly recommended.

Entrance Hall:
Loft hatch access, door leading to the Sitting/Dining Room, Bedroom and Kitchen.

Sitting/Dining Room: (14'2" x 13'1")
Double glazed bay window to front aspect, wall mounted electric storage heater.

Bedroom: (10'9" x 8'0")
Double glazed Velux window to rear aspect, built in wardrobes with sliding doors and wall mounted electric heater.

Kitchen: (9'6" x 5'2")
Double glazed window to side aspect, fitted with a modern range of wall and base level units with rolled edge worksurfaces, stainless steel sink and drainer with mixer tap, built-in appliances consisting of oven and four ring electric hob with extractor hood over, built in fridge with freezer shelf, door leading to the Utility Room.

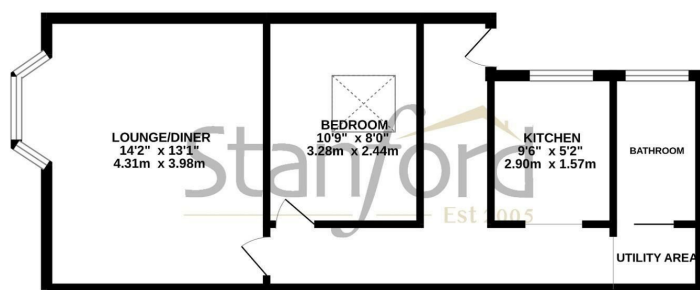
Utility Room:
Wall mounted electric heater, plumbing and space for a washing machine, storage cupboard, wash hand basin and sliding door to the Bathroom

Bathroom:
Double glazed obscure window to side aspect, tiling to principal areas, suite comprising panel enclosed bath with mixer tap and shower attachment, extending glass shower screen and low level WC.

Other Information:
Local Council: Southampton City Council
Council Tax Band: A
Sellers Position: No Forward Chain



FIRST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 457 sq.ft. (42.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error. Prospective buyers should verify the measurements themselves. This plan is for illustrative purposes only and should be used as a guide for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
Made with Metronix (2021)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
65	80		

England & Wales EU Directive 2002/91/EC

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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

