



Stanford Estate Agents are delighted to offer for sale this well presented bay fronted detached family home, perfectly situated in this highly sought after road opposite Riverside Park, close to local schools, shops and amenities. Accommodation offers three good sized bedrooms, three spacious reception rooms, a 20ft fitted kitchen, an18ft lean to conservatory, family bathroom and downstairs cloakroom. Benefits include a long secluded rear garden, driveway off road parking and no onward chain This really is a lovely family home and internal viewings are strongly recommended to avoid disappointment.

Directions

Entrance Hall:
Stairs to first floor landing, double glazed window to front aspect, under stairs cupboard, doors to other rooms.

Cloakroom:
Low level WC, vanity hand wash basin with cupboards below, tiled flooring.

Reception Room/Family Room: (14'3" x 10'3")
Double glazed bay fronted window, double radiator.

Sitting Room: (12'8" x 10'3")
Double glazed window to side aspect, double radiator, feature log burner with brick surround, open plan to dining room.

Dining Room: (10'7" x 10'3")
Open plan to kitchen making this a perfect entertaining space, patio sliding doors to conservatory, radiator.

Kitchen: (20'3" x 8'6")
Range of wall and base level units with rolled edge worksurfaces, stainless steel sink and drainer, space for gas cooker, space and plumbing for a dishwasher and fridge/freezer, double glazed windows to rear aspect, part tiled walls.

Lean to/Conservatory: (18'8" x 7'10")
Wood laminate flooring, space and plumbing for a washer/dryer and fridge/freezer, patio sliding doors to rear aspect, door to side aspect, window to rear aspect.

First Floor Landing:
Stairs down to ground floor, double glazed window to side aspect, stairs up to loft room, doors to bedrooms and family bathroom.

Master Bedroom: (13'0 x 10'3")
Double glazed window to front aspect, double radiator, smooth plaster ceiling, space for wardrobes.

Bedroom Two: (13'4" x 10'3") -
Double glazed window to rear aspect, double radiator, wooden ceiling beams, wood effect flooring, space for wardrobes.

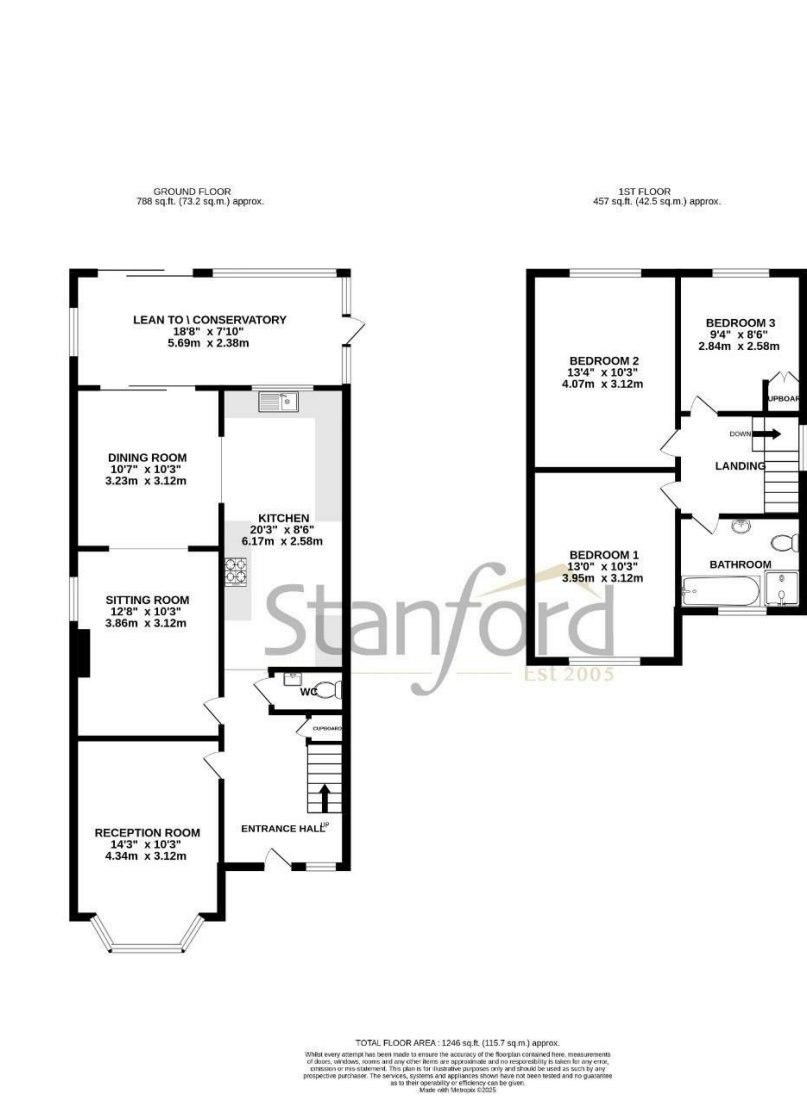
Bedroom Three: (9'4" x 8'6")
Double glazed window to rear aspect, radiator, cupboard, space for wardrobes.

Family Bathroom:
Panel enclosed bath with shower head over, walk in shower cubicle, low level WC, pedestal hand wash basin, double glazed window to front aspect, heated towel rail, part tiled walls, ceiling downlighters.

Front:
Driveway providing ample off road parking, side access, brick wall surround.

Rear Garden:
Long secluded garden, mainly laid to lawn with mature shrub borders, raised area with two sheds, panel fence surround and side access.

Other Information:
Local Council: Southampton City Council
Council Tax Band: D
Sellers Position: No Forward Chain
Local Primary School: Bitterne Park Primary School
Secondary School: Bitterne Park School



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.