



Maldon Road - £325,000

Stanford
Est 2005



59 Maldon Road, Southampton, SO19 7AF

Price Guide £325,000

Stanford Estate Agents are delighted to offer for sale this well presented bay fronted detached bungalow, perfectly situated in this highly sought road close to local schools, shops and amenities. Accommodation offers three double bedrooms, a bright and airy lounge, a modern kitchen/diner and family bathroom. Benefits include a secluded rear garden and driveway off road parking. This really is a lovely property and internal viewings are strongly recommended to avoid disappointment.

Entrance Hall:

Lounge: (10'4" x 10'3")

Double glazed windows to side aspect, gas fire place, radiator, coved ceiling, through to kitchen.

Kitchen/Diner: (13'0 x 11'10")

Range of wall and base level units with rolled edge worksurfaces, feature breakfast bar seating area, inset sink and drainer, gas hob and electric oven with extractor over, space and plumbing for a washer dryer and fridge/freezer, double glazed window to rear aspect, door to side aspect.

Bedroom One: (13'4" x 10'2")

Bay fronted double glazed window, double radiator, built in wardrobes.

Bedroom Two: (13'4" x 10'2")

Bay fronted double glazed window, double radiator, space for wardrobes.

Bedroom Three: (10'2" x 9'4")

Double glazed window to rear aspect, double radiator, built in wardrobes.

Bathroom:

Panel enclosed bath with shower over, low level WC, vanity hand wash basin with cupboards below, part tiled walls, double glazed window to side aspect.

Front:

Driveway off road parking.

Rear Garden:

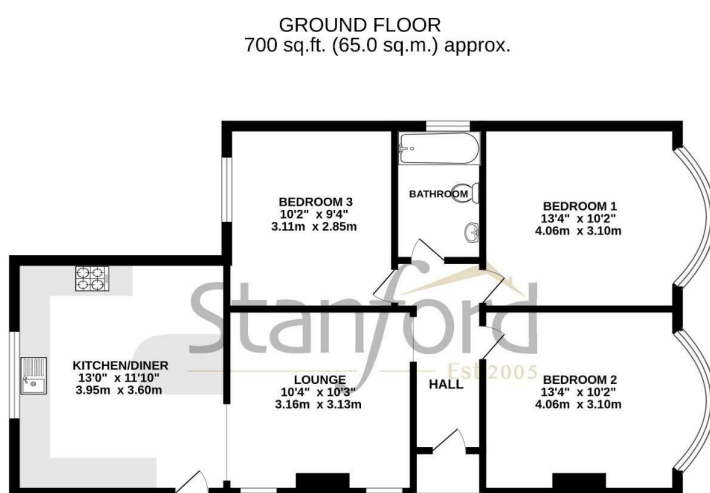
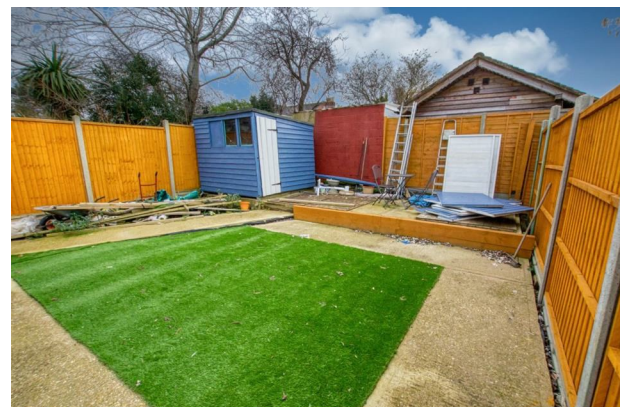
Landscaped, seating and entertaining space, artificial grass, panel fence surround, storage shed and side access gate.

Other Information:

Local Council: Southampton City Council

Council Tax Band: C

Sellers Position: Looking To Purchase A Property



TOTAL FLOOR AREA: 700 sq ft. (65.0 sq m.) approx.
While every attempt has been made to give the most accurate representation of the property, measurements of rooms, windows, doors and other areas are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The seller, agent and agent's office do not warrant or guarantee as to their quality or efficiency can be given.
Made with SketchUp 2020

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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