



Stanford Estate Agents are delighted to offer for sale this well presented, semi detached family home, perfectly situated in this highly sought after area close to the local schools, shops and amenities. This fantastic property offers spacious accommodation including three bedrooms, two reception rooms, a fitted kitchen, upstairs family bathroom and a 16ft loft room. Benefits include a good sized secluded rear garden and driveway providing off road parking. This property would make a perfect first time buy or downsize and is offered with no onward chain. We already have much interest in this property and internal viewings are strongly recommended to avoid disappointment.

**Directions**

**Porch:**  
Window to side aspect, wood effect flooring, door to hallway.

**Entrance Hall:**  
Stairs to first floor landing, warm air heater, door to living room.

**Living Room:** (15'1" x 12'8")  
Double glazed window to front aspect, wood effect flooring, electric fireplace.

**Kitchen/Diner:** (16'2" x 8'3")  
Range of wall and base level units with contrasting worksurfaces, stainless steel sink and drainer, electric double oven, gas hob with stainless steel extractor hood over, space and plumbing for a fridge/freezer, washing machine and dishwasher, double glazed window to side aspect, fitted cupboard, gas warm air heater, door to family room.

**Family Room:** (16'2" x 8'10")  
Double glazed windows to side and rear aspect, door to garden.

**First Floor Landing:**  
Access to loft space, double glazed window to side aspect, doors to bedrooms and family bathroom, stairs up to loft room.

**Bedroom One:** (12'10" x 9'6")  
Double glazed window to front aspect, space for wardrobes.

**Bedroom Two:** (11'2" x 9'6")  
Double glazed window to rear aspect, space for wardrobes.

**Bedroom Three:** (8'3" x 6'3")

Double glazed window to front aspect.

**Family Bathroom:**  
Corner bath with shower over, low level WC, pedestal hand wash basin, tiled walls, double glazed window to rear aspect.

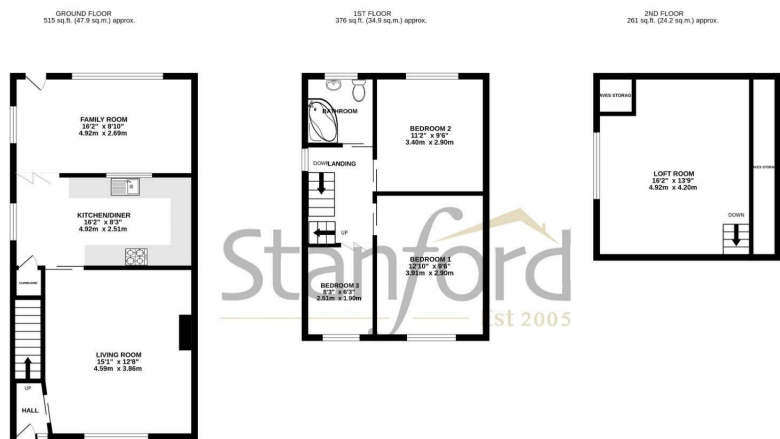
**Second Floor Landing:**

**Loft Room:** (16'2" x 13'9")  
Double glazed window to rear aspect, eaves storage, previously used as a bedroom and an office.

**Front Garden:**  
Gated driveway providing off road parking, side access gate, path to front door.

**Rear Garden:**  
Good sized secluded garden, patio seating and entertaining area, steps down to mainly laid to lawn with flower and mature shrub borders, shed, side access gate, panel fence surround.

**Other Information:**  
Local Council: Southampton City Council  
Council Tax Band: C  
Sellers Position: No Forward Chain  
Local Primary School: St Monica Primary School  
Secondary School: Oasis Academy Sholing



TOTAL FLOOR AREA - 1152 sq ft (107.0 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any mis-interpretation or error. 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 condition or reliability can be given. Made with Bluebeam PDF24.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
[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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
[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 CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

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.