









Granby Grove - £350,000

Stanford Est 2005

19 Granby Grove, Southampton, SO17 3RY **Offers In Excess Of £350,000**

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 University and transport links. This fantastic property offers spacious accommodation including three bedrooms, a bay fronted living room, a 16ft reception/diner, modern fitted kitchen and an upstairs family bathroom. Benefits include a good sized well maintained rear garden and driveway providing ample off road parking. Offered with no onward chain, this property would make a perfect family home. We already have much interest in this property and internal viewings are strongly recommended to avoid disappointment.

Directions

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

Living Room: (14'2" x 11'6")
Double glazed bay fronted window, radiator, smooth plaster ceiling.

Reception /Dining Room: (16'2" x 10'2")
Double radiator, double glazed French doors to garden, smooth plaster ceiling, gas coal effect fireplace.

Kitchen: (13" x 8'0)
Range of modern fitted wall and base level units with rolled edge worksurfaces, stainless steel sink and drainer, fitted gas hob and electric oven, space and plumbing for a washing machine and fridge/freezer, double glazed windows to side and rear aspect, double radiator, wall mounted boiler, door to garden.

First Floor Landing:
Access to loft space, double glazed window to side aspect, doors to bedrooms and bathroom.

Principal Bedroom: (14'3" x 11'7")
Double glazed bay fronted window, radiator, picture rail, built in wardrobes.

Bedroom Two: (11'10" x 10'2")
Double glazed window to rear aspect, double radiator, smooth plaster ceiling, built in wardrobes.

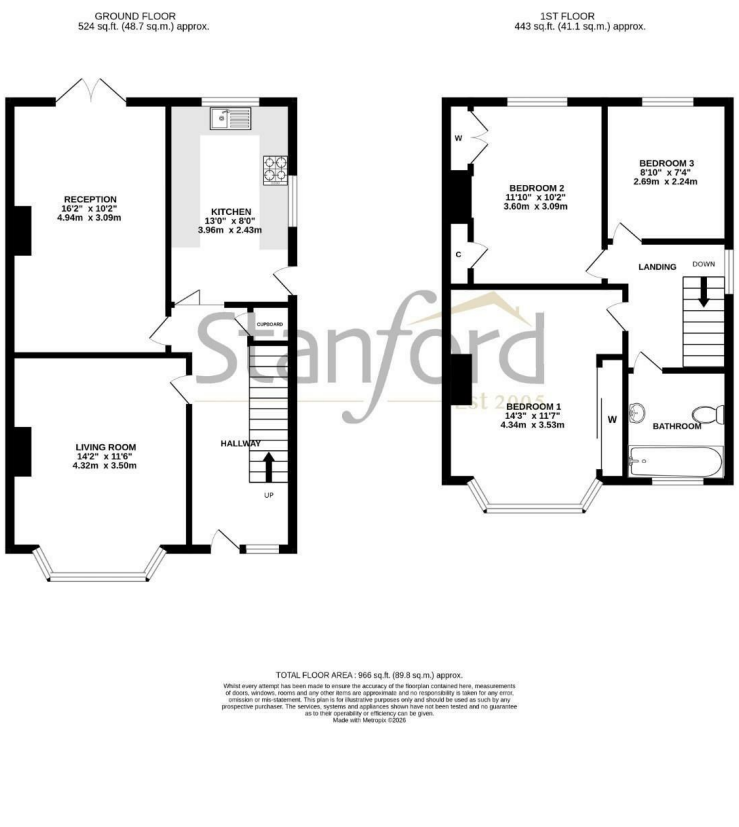
Bedroom Three: (8'10" x 7'4")
Double glazed window to rear aspect, radiator, smooth plaster ceiling, space for wardrobes.

Bathroom:
Panel enclosed bath with shower over, low level WC, pedestal hand wash basin, part tiled walls.

Front Garden:
Driveway providing off road parking, access to front door and side access.

Rear Garden:
Good sized secluded and well maintained, mainly laid to lawn with mature flower and shrub borders, panel fence surround, shed and seating area.

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

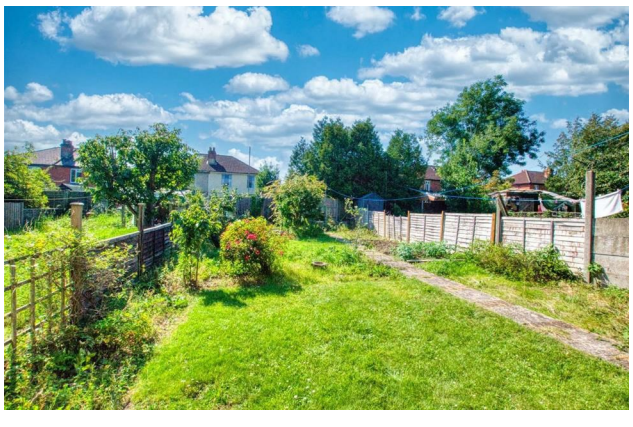


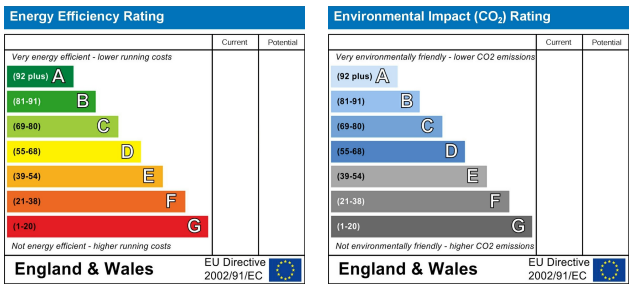












While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating 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.