

Harbourne Gardens - £170,000

Stanford
Est 2005









114 Harbourne Gardens, West End, Southampton, SO18 3LZ — Asking Price £170,000

Stanford Estate Agents are delighted to offer for sale this impressive one bedroom house, perfectly situated in this highly sought after cul-de-sac in West End close to local schools, shops and amenities. This well presented property offers one good sized bedrooms, a 15ft bright and airy living room, fitted kitchen and an upstairs bathroom. Benefits include a front garden and an allocated parking space. A perfect first time buy and offered with no onward chain. We already have much interest on this great family home and internal viewings are strongly recommended to avoid disappointment.

Living Room : (15'0 x 11'2")
Double glazed bay fronted window, wood effect flooring, gas fireplace, stairs up to first floor landing and door to kitchen.

Kitchen: (9'10" x 7'2")
Range of fitted wall and base level units with rolled edge worksurfaces, stainless steel sink and drainer, electric cooker point, space and plumbing for a washing machine, tiled flooring, part tiled walls, double glazed windows to side and front aspect, under stairs cupboard housing fridge/freezer

First Floor Landing:
Double glazed window to side aspect, wood flooring, doors to bedroom and bathroom.

Bedroom: (13’1" x 11'2")
Double glazed window to front aspect, 2 x built in wardrobes, wood effect flooring, access to loft.

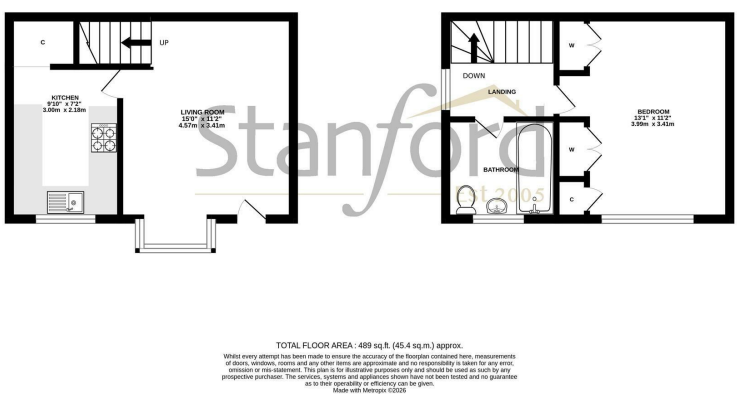
Bathroom:
Suite comprising panel enclosed bath with shower over and glazed screen, low level WC, pedestal hand wash basin, towel rail, part tiled walls, tiled flooring, obscure double glazed window to front aspect.

Front:
Laid to lawn with mature shrub and hedgerow surround, side access to parking.

Parking:
1 x Allocated parking space to rear

Other Information:
Local Council: Eastleigh Borough Council
Council Tax Band: B
Sellers Position: No Forward Chain

Anti-Money Laundering (AML) Compliance
In accordance with the Money Laundering Regulations 2017, Stanford Estate Agents is legally required to carry out Anti-Money Laundering (AML) checks on all property buyers and sellers.
Buyers: Following acceptance of an offer on a property marketed by Stanford Estate Agents, an AML verification check will be required. A fee of £40 + VAT per applicant applies. Sellers: Upon instructing Stanford Estate Agents to market your property, an AML verification check will be required. A fee of £40 + VAT per property owner applies.



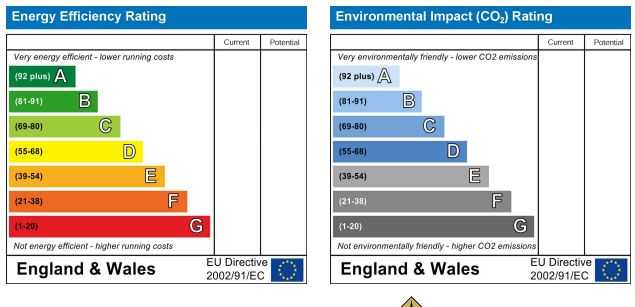












Tel: 023 8202 9966
Email: bitterne@stanfordestateagents.co.uk
Address: 394Bitterne Road, Bitterne, SO18 5RS

BEST ESTATE AGENT GUIDE AWARDS 2021 WINNER SALES AWARDED FOR MARKETING I SERVICE I RESULTS

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

BEST ESTATE AGENT GUIDE AWARDS 2021 WINNER LETTINGS AWARDED FOR MARKETING I SERVICE I RESULTS