

Moorgreen Road - £375,000

Stanford
Est 2005









101 Moorgreen Road, West End, Southampton, SO30 2HG — Offers Over £375,000

Stanford Estate Agents are delighted to present this semi-detached cottage situated in this sought after location of West End. This fantastic character property is well presented throughout and boasts three bedrooms, two reception rooms, bathroom with separate cloakroom, low maintenance rear garden with garden office. An internal viewing is highly recommended.

Entrance Hall:
Textured ceiling, stairs leading to first floor, access to both reception rooms, carpet flooring.

Sitting Room: (11'9" x 10'6")
Smooth plaster ceiling to coving, double glazed bay window to front aspect, feature wood burner, radiator, wood flooring.

Dining Room: (11'9" x 10'7")
Smooth plaster ceiling to coving, double glazed window to side aspect, radiator, under-stairs storage cupboard, wood flooring.

Inner Hallway:
Smooth plaster ceiling to coving, access to bathroom, cloakroom and kitchen, radiator, wood flooring.

Bathroom: (9'5" x 8'3")
Spacious suite comprising; smooth plaster ceiling to coving, obscure double glazed window to side aspect, corner bath, shower cubicle, hand wash basin, heated towel rail.

Cloakroom:
Smooth plaster ceiling to coving, obscure double glazed window to side aspect, low level WC.

Kitchen: (11'9" x 10'11")
Smooth plaster ceiling to coving, two double glazed windows to side and rear aspects, double glazed double doors leading to rear garden, radiator. A range of wall and base units with timber worksurfaces, ceramic inset sink and mixer tap, space and plumbing for a fridge/freezer, washing machine, dishwasher and cooker.

First Floor Landing:
Textured ceiling, to coving, access to bedrooms, carpet flooring.

Master Bedroom: (11'6" x 10'6")
Textured ceiling to coving, double glazed window to front aspect, built-in wardrobe, radiator, carpet flooring.

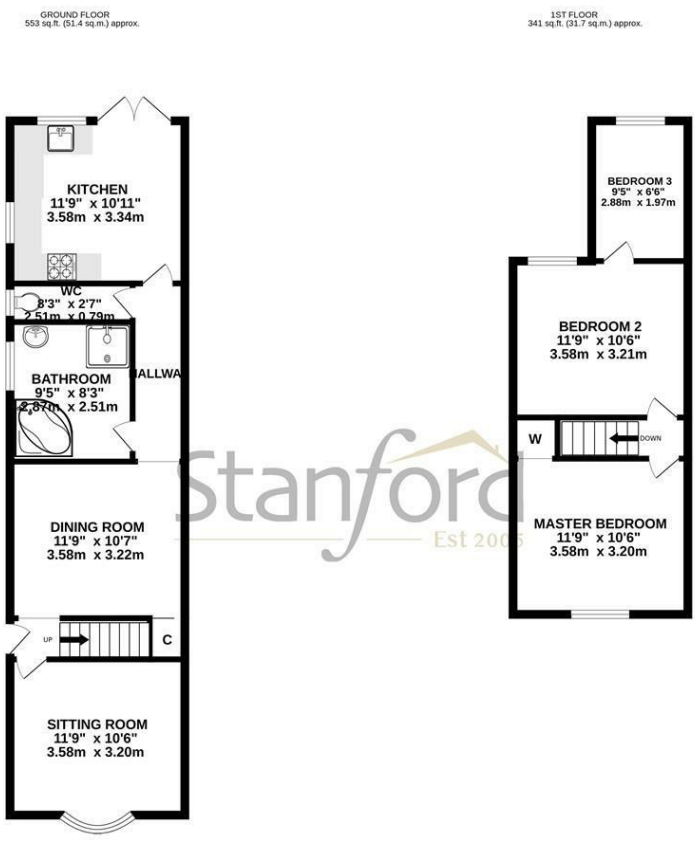
Bedroom Two: (11'6" x 10'6")
Textured ceiling to coving, double glazed window to rear aspect, radiator, carpet flooring.

Bedroom Three/Dressing Room: (9'5" x 6'6")
Textured ceiling to coving, double glazed window to rear aspect, radiator, carpet flooring.

Front Garden:
Driveway provides off road parking with a footpath leading to front door.

Rear Garden:
Secluded and low maintenance rear garden mainly laid to stone and Indian sandstone patio providing multiple seating and entertaining areas, pedestrian side access via a gate and a garden office (10'4" x 6'5") with power and lighting.

Other Information:
Local Council: Eastleigh Borough Council
Council Tax Band: D
Local Primary School: St James Ce Primary School
Secondary School: Wildern School/Deer Park School
Sellers Position: Looking To Purchase A Property



TOTAL FLOOR AREA : 894 sq.ft. (83.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 operability or efficiency can be given.
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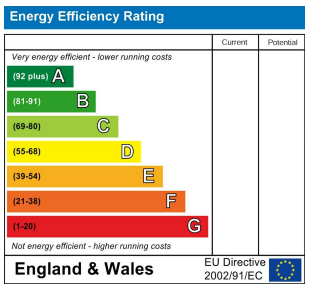


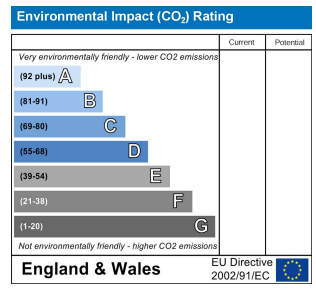












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