



## 46, Wilroy Gardens, Southampton, SO16 9WF

### £1,400

A modern two bedroom mid terraced property conveniently located close to local amenities and great motorway links. To the ground floor is a great sized lounge / dining room, cloakroom and modern fitted kitchen and to the first floor is two double bedrooms and a stylish bathroom. The property benefits from an enclosed rear garden with shed and off road parking to the front. Unfurnished and available mid Early June.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

David Evans Estate Agents is the trading name of David Evans Estate Agents Ltd. Registered Office: 4 High Street, Eastleigh, SO50 5LA Registered in England No. 3484796 VAT No. 704 5882 29



*These particulars, whilst believed to be accurate are a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the firm's employment has the authority to make or give any representation or warranty in respect of the property or any appliances or services at the property.*



To the front of the property is off road parking via a block paved driveway, electric meter located externally, gas meter, canopied entrance porch giving access to

### ENTRANCE HALLWAY

Smooth plastered ceiling, ceiling light point, single panelled radiator, provision of power points, phone point, ceramic glazed tiled floor, large opening through to the kitchen, turning staircase to the first floor accommodation, four panelled door through to the lounge, four panelled door through to the

### DOWNSTAIRS CLOAKROOM

Smooth plastered ceiling, ceiling light point, extractor fan, UPVC obscure double-glazed window to the side elevation, ceramic glazed floor tile, single panelled radiator, corner pedestal wash hand basin, low level WC, electric consumer unit



### KITCHEN 6'0" x 9'9" (1.85 x 2.99 )

Smooth plastered ceiling, ceiling light point, UPVC double glazed window to the front elevation, continuation of ceramic glazed floor tile, low level and wall mounted units in a gloss cream design, heat resistant square edge wood block effect worktop, inset stainless steel sink, bowl drainer and mono-bloc mixer tap, four burner gas Zanussi Hob, stainless steel splashback, stainless steel chimney style extractor fan, Zanussi electric fan assisted oven, integrated dishwasher, integrated washing machine, space for a tall fridge freezer



### LOUNGE / DINING ROOM 15'6" x 9'5" widening to 13'0" (4.73 x 2.88 widening to 3.97 )

Smooth plastered ceiling, two ceiling light points, UPVC double glazed double opening patio doors onto the rear garden, floor to ceiling windows to each side, provision of power points, TV point, Sky point, double panelled radiator, four panelled door opening onto an under stairs storage cupboard



### FIRST FLOOR ACCOMODATION

On the landing is a smooth plastered ceiling, ceiling light point, loft access, single panelled radiator, provision of power points, four panelled doors to the two bedrooms and bathroom

### BEDROOM 1 10'2" x 11'0" (3.12 x 3.37)

Smooth plastered ceiling, ceiling light point, UPVC double glazed window to the rear elevation, single panelled radiator, provision of power points



### BEDROOM 2 8'3" x 13'1" (2.53 x 4.00)

Smooth plastered ceiling, ceiling light point, two UPVC double glazed windows to the front elevation, single panelled radiator, provision of power points four panelled door opening through to an airing cupboard with slatted linen shelving



### BATHROOM 6'1" x 6'7" (1.87 x 2.03)

Smooth plastered ceiling, ceiling light point, ceramic glazed floor, heated towel rail, three piece white suite, wash hand basin set within a vanity unit, low level WC, bath with panel, glass and chrome shower screen, around the bath is tiling to full height, ceramic glazed tiled shower, thermostatic shower valve



### GARDEN

Stepping out from the patio doors onto an area of patio with slate borders to each side, area of grass and a shed to the rear boundary, garden is enclosed via a six foot feather edge fencing with a pedestrian gate to the rear

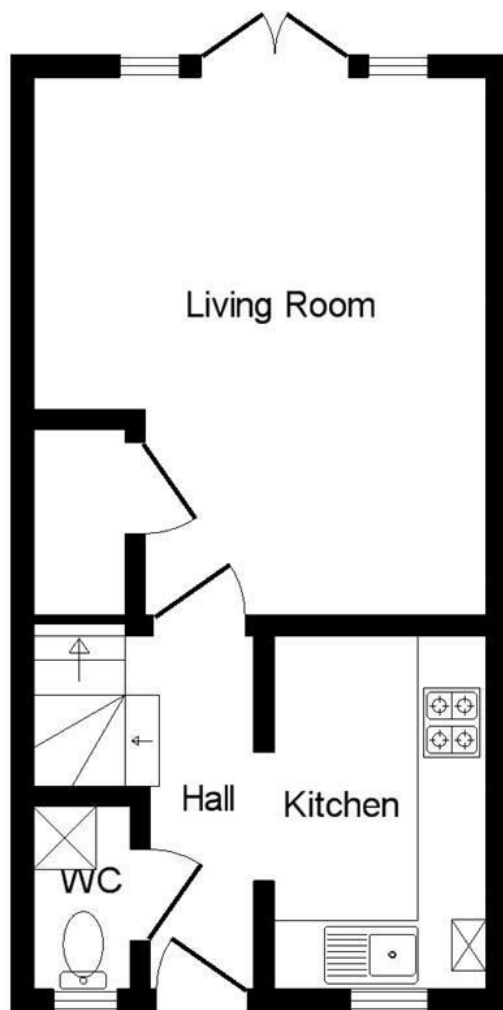


### EPC

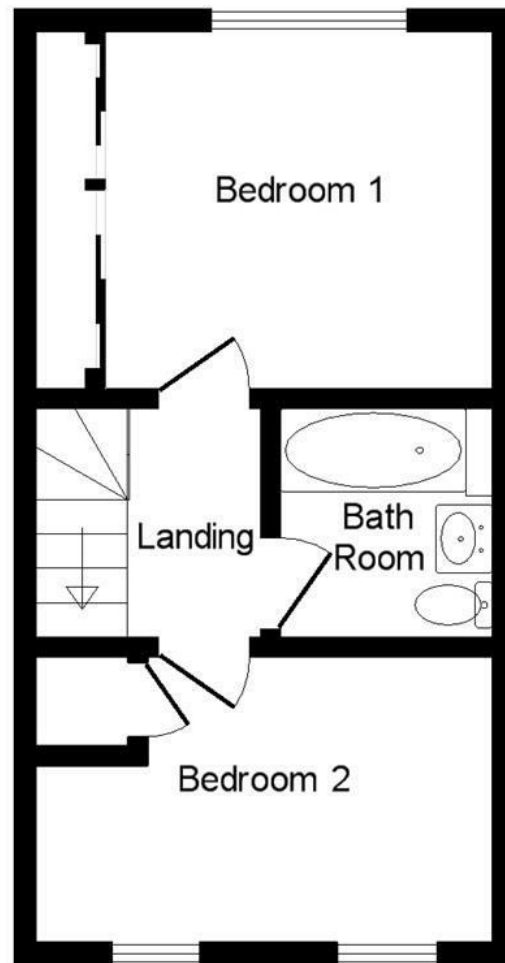
EPC- B

### Council Tax Band B





Ground Floor



First Floor



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	