



1 Wakefield Road, Midanbury, Southampton, SO18 2DN

£300,000

WHITE & GUARD

1 Wakefield Road

Midanbury, Southampton

INTRODUCTION

Situated in Midanbury and within easy reach of local amenities, comes this well-presented three bedroom detached bungalow. The well-proportioned and extended accommodation comprises a lounge and an 18ft kitchen/diner, three bedrooms - two of which are doubles, and a family bathroom suite. Additional benefits include both front and rear gardens and a garage/store to the front of the property. Further benefits include a gas central heating system and double glazing throughout. The bungalow is positioned within the school catchments for both Moorlands Infants and Juniors as well as Bitterne Park Senior School.

LOCATION

Situated in Midanbury, the property enjoys being close to local shops and amenities, along with Bitterne and its busy village centre and train station. Southampton's city centre with its broad range of shops including WestQuay shopping centre, its bars, restaurants, cinemas, amenities and mainline railway station is within easy reach. Southampton Airport is around twenty minutes away and all main motorway access routes are also close by, including M27 links east and west bound via M3 to M25 and via A3 to London.

- Tenure - Freehold
- Southampton City Council - Band C
- EPC - Grade E





INSIDE

This well-proportioned home is entered via the double glazed front door to the side of the property, which in turns opens through into the welcoming entrance hall. The hallway provides access to the loft and doors leading to the principal accommodation.

The master bedroom is situated to the front of the property and has a double glazed window to the front aspect, is laid to carpeted flooring, has a radiator to one wall, a fitted cupboard and a wardrobe recess.

The second bedroom benefits from a double glazed bay window to the front aspect, is laid to carpeted flooring and has a radiator to one wall.

The well-presented lounge is laid to laminate flooring, has radiator to one wall and has access opening through into the extended 19ft kitchen/diner.

The kitchen itself has been fitted with a matching range of cream wall and base level units with cupboards and drawers under, work surfaces over, a mixer tap and part tiling to walls. There is an inset gas hob with cooker hood over, an electric oven, a wall mounted combination boiler, along with plumbing and space for a washing machine and dishwasher, as well as further space for a fridge/freezer. An impressive feature sky light which provides an abundance of natural light is a real asset to this bright open plan area.

Bedroom three is a good-sized single room with a double glazed window to the side aspect, is again laid to carpeted flooring and has a radiator to one wall.

The family bathroom has a double glazed window to the side aspect and is laid to tiled flooring. The bathroom suite comprises a panel enclosed bath, with main shower attachment over, a WC, a wash hand basin and benefits from a radiator to one wall and partly tiled walls.

OUTSIDE

To the front of the property, the front garden has side pedestrian access to the property, along with a detached garage/shed to the left-hand side at the front. The rear garden begins with a patio which is laid to paving stones with steps leading up to the main garden. The garden is mostly laid to lawn with a large flower bed to one side which is currently laid to wood chippings. There is a further area to the rear of the garden.



SERVICES

Gas, electricity, water and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

BROADBAND

Superfast Fibre Broadband is available with download speeds of up to 32-47 Mbps and upload speeds of up to 6-12 Mbps. Information has been provided by the Openreach website.

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Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



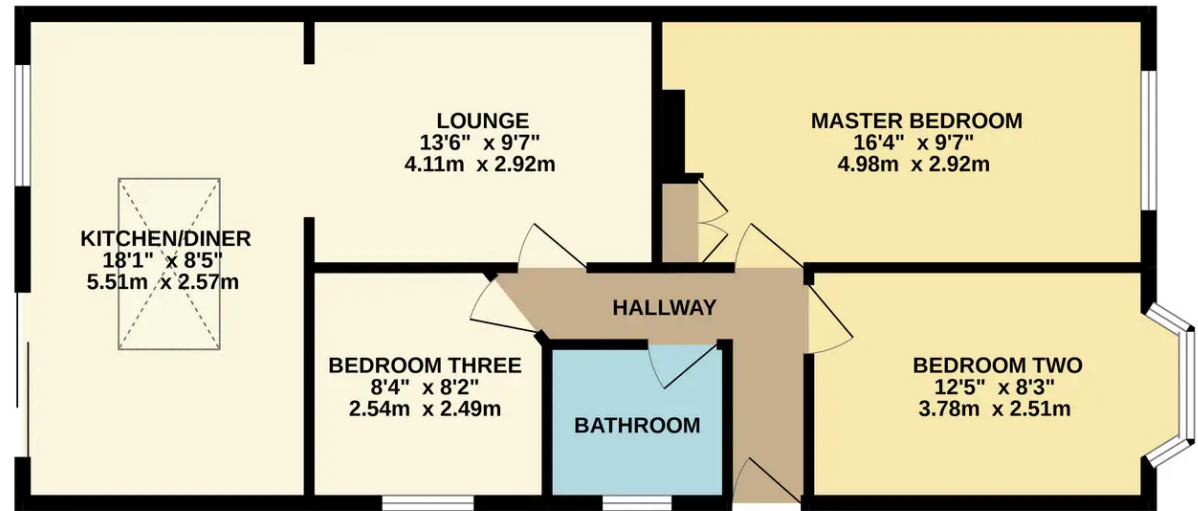
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PRS Property Redress Scheme

Zoopla



GROUND FLOOR



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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