



sparks ellison

55 Wide Lane, Southampton, SO18 2HJ

£1,850 Per Calendar Month

NO HMO LICENCE. A three bedroom detached house in very good order with two reception rooms, newly refitted 17' kitchen, generous driveway, garage and attractive rear garden. The property is available immediately.

ACCOMMODATION

Ground Floor

Covered Porch:

Front door leading to hallway, turning staircase to first floor.

Sitting Room:

14' max into bay x 12'5" (4.27m x 3.78m)

Dining Room:

14' max into bay x 12'1" (4.27m x 3.68m)

Kitchen/Breakfast Room:

17'2" x 8'3" (5.23m x 2.51m) Newly re-fitted kitchen with range of white gloss fronted wall and base units and dark marble effect worktops. Integrated dishwasher, fridge freezer, washing machine, electric oven and hob, and an extractor hood vented to the outside.

First Floor

Galleried Landing:

Airing cupboard.

Bedroom 1:

13'3" max into bay x 12'5"max (4.04m x 3.78m)

Bedroom 2:

12'1" x 12'2" (3.68m x 3.71m)

Bedroom 3:

10'3" x 8'4" (3.12m x 2.54m)

Bathroom:

6'5" x 6'5" (1.96m x 1.96m) A white suite with chrome fittings comprising panel enclosed bath with shower over and glass shower screen, wash hand basin, and WC.

OUTSIDE

Front:

To the front of the driveway providing off road parking for a number of vehicles, area laid to lawn.

Rear Garden:

The rear garden is fully enclosed and the majority of it being laid to lawn, slabbed area ideal for external dining, a collection of mature plants and shrubs with a pleasant aspect. Access from the rear garden to an outside wc.

Garage:

Maximum internal measurements 22'7" x 8'11" (6.88m x 2.72m). Up and over door, rear pedestrian door with window providing natural light to the workshop area located to the rear of the garage.

OTHER INFORMATION

Approximate Age:

1950's

Approximate Area:

107sqm/1152sqft (Details taken from EPC)

Availability:

Immediately

Managment:

Fully managed

Furnished/Unfurnished:

Unfurnished

Deposit:

Holding deposit £426.92 Security deposit £2134.00

Heating:

Gas central heating

Windows:

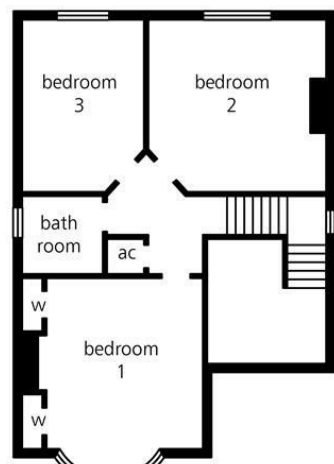
UPVC double glazing

Local Council:

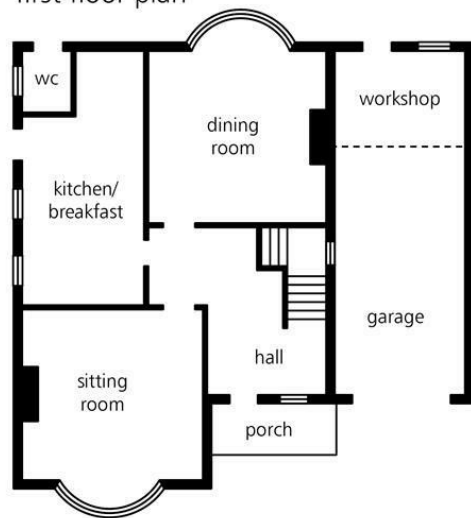
Southampton City Council 02380 833009

Council Tax:

Band C



first floor plan



ground floor plan

illustrative purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk

Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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 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 Sparks Ellison nor any of its employees or agents has any 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 a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



