

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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Studland Close
Millbrook
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Stubbington

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Millbrook
Southampton
SO16 9AZ**

Price Guide £249,950
Freehold

 2
  1
  1
 



A recently modernised two bedroom end terrace property with well proportioned L shaped garden and situated in the corner of a Cul-De-Sac location. The property benefits from newly installed gas central heating system, re-fitted kitchen/breakfast room, re-skimmed, decorated and new floor covers throughout. There is parking in the communal car park and the additional benefit of no forward chain.

Front Door
Intro:

11 Studland Close
Traditional construction under a tiled roof.
Mains gas,electric,water and waste
Mobile phone and broad band visit ofcom for speed information.

Entrance Hallway
Skimmed ceiling, laminate flooring, radiator. Doors to:

Lounge
19'1" x 10'4"
Skimmed ceiling, window to front elevation, patio doors to rear garden, laminate flooring, radiator.

Kitchen/Breakfast Room
13'11" x 12'0" nar 8'6"
Skimmed ceiling, window to rear elevation, door to rear garden, re-fitted range of modern wall and base un its with work surface over, inset sink with mixer tap, built in oven, hob and canopy hood over, space for under counter appliances, laminate flooring, wall mounted combination boiler.

First Floor Landing
Skimmed ceiling, window to rear elevation, radiator. Doors to:

Bedroom 1
16'9" x 10'6"
Skimmed ceiling, windows to front and rear elevations, built in storage cupboard, laminate flooring, radiator.

Bedroom 2
10'10" x 8'10"
Skimmed ceiling, window to front elevation, built in wardrobe, laminate flooring, radiator.

Shower Room
5'8" x 5'8"
Skimmed ceiling, window rto rear elevation, extractor fan, re-fitted suite comprising Quad shower cubicle, W.C, pedestal wash basin, fully tiled walls, heated towel rail.

Outside
Front Garden
Laid to lawn.

Rear Garden
An L shaped garden with area laid to lawn and areas ideal for siting sheds etc.

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		

