



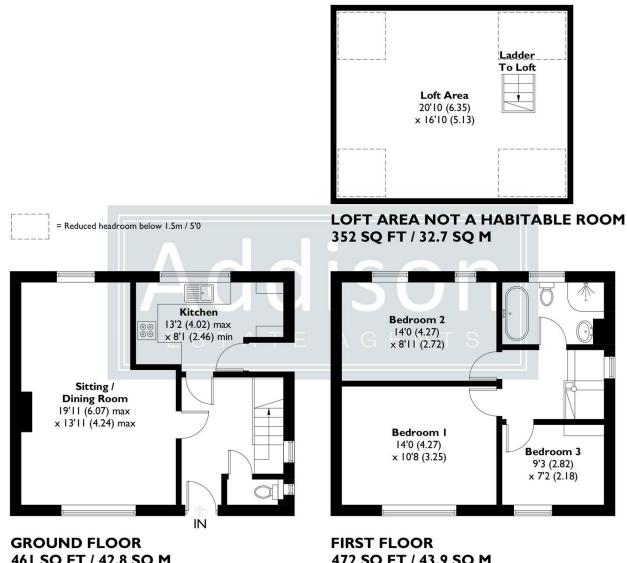
**Addison**  
ESTATE AGENTS

£399,950  
Winnards Park  
Southampton, SO31 7BX

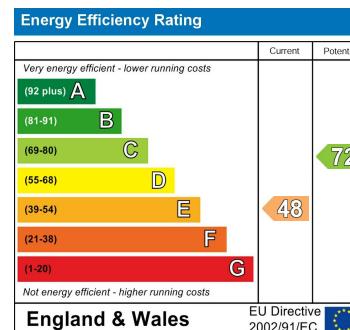
EPC RATING: E COUNCIL TAX BAND: C



APPROXIMATE GROSS INTERNAL AREA = 1285 SQ FT / 119.4 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1264776)  
Produced for Addison Estate Agents



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements