



48 Toynbee Road, Eastleigh, SO50 9DN

£365,000

A well presented modern 3 bedroom semi detached house situated in a pleasant cul de sac and located close to Eastleigh town centre with it's array of shopping, leisure and transport facilities. . The property was built in 2016 and provides well proportioned accommodation with benefits including a large sitting room that leads into a dining area, three bedrooms, an en suite shower room, kitchen breakfast room with built in appliances and allocated parking. There is also an attractive, southerly facing rear garden

ACCOMMODATION:

Ground Floor:

Entrance Hall:

Stairs to first floor., understairs storage cupboard.

Cloakroom:

6'1" x 3'4" (1.85m x 1.02m) White suite with chrome fitments comprising wash hand basin, WC.

Kitchen/Breakfast Room:

11'3" x 9' 1" (3.43mx 2.77m) Built in electric oven, built in electric hob, fitted extractor hood, integrated washing machine, integrated dishwasher, integrated fridge freezer, space for table and chairs.

Sitting Room:

16'1" x 13'8" (4.90m x 4.17m)

Dining Room:

8'5" x 8'4" (2.57m x 2.54m)

First Floor:

Landing:

Access to loft space.

Bedroom 1:

13'9" into door recess x 10'7" (4.19m x 3.23m) Fitted wardrobes.

Bedroom 2:

11'2" x 10'8" max (3.40m x 3.25m)

Bedroom 3:

11'2" x 6'4" (3.40m x 1.93m)

Bathroom:

6'7" x 6'4" (2.01m x 1.93m) White suite with chrome fitments comprising bath with shower over, wash hand basin, WC.

OUTSIDE:

Front:

Side pedestrian access to rear Garden.

Rear Garden:

An attractive southerly facing garden that measures approximately 36' x 23' and comprises paved patio area, area laid to lawn, area laid to timber deck, garden shed.

Parking:

There are two allocated parking spaces to the front of the property.

Management Fee:

£25 per month or £300 per annum

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

2016

Approximate Area:

1025sqft/95.2sqm

Sellers Position:

Looking for forward purchase but would consider vacating

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with ladder and light connected

Infant/Junior School:

The Crescent Primary School

Secondary School:

Toynbee Secondary School

Local Council:

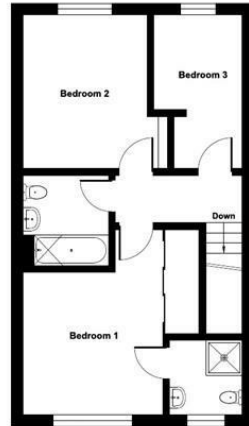
Eastleigh Borough Council - 02380 688000

Council Tax:

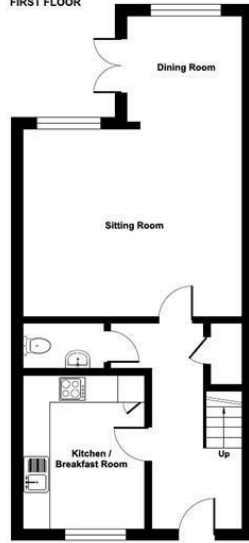
Band C



Ground Floor = 548 sq ft / 50.9 sq m
 First Floor = 477 sq ft / 44.3 sq m
 Total = 1025 sq ft / 95.2 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	89
(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	

Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richicom 2024.
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