



se sparks ellison
For Sale
027 8025 5555 sparksellison.co.uk

P Permit holders only
Mon - Sat
8 am - 8 pm

se sparks ellison
est. 2003

296 Desborough Road, Eastleigh, SO50 5NF

£325,000

A well proportioned three bedroom terrace home situated close to Eastleigh Town Centre with it's array of shopping and leisure facilities along with mainline railway stations and the airport. Access to the M27 and M3 Motorways is close at hand as well as local schools and colleges. The property features an extension to the rear that provides an excellent size kitchen breakfast room with a comprehensive range of built in appliances including four ovens! Additionally there is a sitting room and dining room along with three bedrooms, a bathroom and loft room. Externally there is an enclosed garden, garage and car port providing off road parking.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Stairs to first floor.

Cloakroom:

7'3" x 3'3" (2.21m x 0.99m) Comprising wash hand basin, WC, built in storage cupboards.

Sitting Room:

11'3" plus bay x 11'3" (3.43m plus bay x 3.43m)

Dining Room:

12'1" x 8'4" (3.68m x 2.54m)

Kitchen/Breakfast Room:

14'6" x 13'6" (4.42m x 4.11m) Two built in ovens, two built in micro/combi ovens, fitted induction hob, fitted extractor hood, integrated dishwasher, integrated washing machine, integrated tumble dryer, integrated larder fridge, integrated larder freezer, integrated wine fridge, fitted breakfast bar, underfloor electric heating.

FIRST FLOOR

Landing:

Paddle staircase to loft room.

Bedroom 1:

12' x 11'3" (3.66m x 3.43m) Built in wardrobes along one wall providing hanging and shelving space.

Bedroom 2:

9'2" x 8'11" (2.79m x 2.72m) Fitted double wardrobe, fitted airing cupboard housing boiler, built in double wardrobe.

Bedroom 3:

9'1" x 6'10" (2.77m x 2.08m)

Bathroom:

6'10" x 6' (2.08m x 1.83m) Comprising bath with shower over, wash hand basin, WC.

Loft Room:

14'2" x 9'5" (4.32m x 2.87m) Access to eaves storage.

OUTSIDE

Front:

Paved area leading to front door.

Rear Garden:

Measures approximately 38' x 16' and comprises paved patio area, area laid to timber deck, area laid to shingle, gate providing rear access.

Garage:

19'9" x 9'1" (6.02m x 2.77m) With up and over door, power and light.

Carport:

Providing off road parking.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1900

Approximate Area:

1197sqft110.9sqm (Including limited use areas)

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating, electric underfloor heating in the kitchen

Windows:

UPVC double glazed windows

Infant/Junior School:

Cherbourg Primary School

Secondary School:

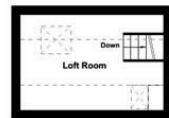
Crestwood Community School

Council Tax:

Band C

Local Council:

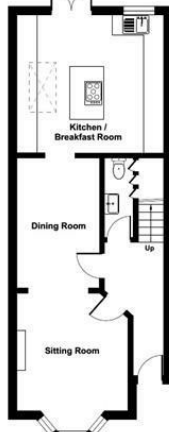
Eastleigh Borough Council - 02380 688000



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Ground Floor = 565 sq ft / 52.4 sq m
 First Floor = 497 sq ft / 46.1 sq m
 Second Floor = 64 sq ft / 5.9 sq m
 Limited Use Area(s) = 71 sq ft / 6.5 sq m
 Total = 1197 sq ft / 110.9 sq m

For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2024. Produced for Sparks Ellison. REF: 1136766

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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.

