



# 57 Haddon Drive, Eastleigh, SO50 4PF

£280,000

A modern two bedroom terrace home situated in a pleasant cul de sac location within walking distance of local shops and facilities that include a health practice and public house. The property sits facing an open green and benefits from a sitting room and kitchen/dining room on the ground floor with two bedrooms sharing a bathroom on the first floor. There is a 36' rear garden and a garage located in a block to the left hand side of the property.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Vestibule:

#### Sitting Room:

14' x 12'7" (4.27m x 3.84m)

#### Kitchen/Dining Room:

14' x 10'2" (4.27m x 3.10m) Built in oven, built in gas hob, fitted extractor hood, space for fridge freezer, space and plumbing for washing machine, space for table and chairs, built in storage cupboard.

### FIRST FLOOR

#### Landing:

Access to loft space, built in airing cupboard housing boiler.

#### Bedroom 1:

14' x 11'7" including wardrobes (4.27m x 3.53m including wardrobes) Fitted wardrobes along one wall.

#### Bedroom 2:

12' max x 7'5" (3.66m max x 2.26m)

#### Bathroom:

6'6" x 6'4" (1.98m x 1.93m) Comprising bath with shower over, wash hand basin, wc.

### OUTSIDE

#### Front:

Area laid to lawn, planted bed, pathway to front door.

#### Rear Garden:

Measures approximately 36' x 15' and comprises paved patio area, area laid to lawn, planted beds, outside tap, gate providing rear access.

#### Garage:

17'4" x 7'10" (5.28m x 2.39m) With up and over door. The garage is in a block to the left of the property and is the third garage in on the right hand side marked as 57.

## OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1979

#### Approximate Area:

64sqm/689sqft

#### Sellers Position:

Looking for forward purchase

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

#### Loft Space:

Partially boarded

#### Infant/Junior School:

Shakespeare Infant/Junior School

#### Secondary School:

Crestwood Community School

#### Council Tax:

Band B

#### Local Council:

Eastleigh Borough Council - 02380 688000

Ground Floor = 356 sq ft / 33.1 sq m  
 First Floor = 333 sq ft / 30.9 sq m  
 Total = 689 sq ft / 64 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2024. Produced for Sparks Ellison. REF: 1202695

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