



57 Haddon Drive, Boyatt Wood, 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) A			90
(81-91) B			
(69-80) C		71	
(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	

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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