



# 44 Argosy Crescent, Eastleigh, SO50 5RW

£365,000

An attractive terrace property constructed in 2009 and situated close to Eastleigh Town Centre and providing easy access to Southampton Parkway Railway Station, Southampton International Airport and the M27 and M3 Motorways. The property provides deceptively spacious accommodation with two reception rooms as well as a Kitchen and cloakroom on the ground floor. There are three bedrooms and a bathroom on the first floor whilst the master bedroom boasts an en suite. Externally there is a low maintenance garden and two allocated parking spaces.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall:

Stairs to first floor.

#### Cloakroom:

6'5" x 2'9" (1.96m x 0.84m) Comprising wash hand basin, wc.

#### Sitting Room:

17'10" x 10'10" plus bay (5.44m x 3.30m plus bay)

#### Dining Room:

12'8" x 7'10" plus bay (3.86m x 2.39m plus bay)

#### Kitchen:

11'10" x 9'8" approx (3.61m x 2.95m approx) Built in oven, built in gas hob, fitted extractor hood, space for fridge freezer, space and plumbing washing machine, space and plumbing for dishwasher, under stairs storage cupboard, boiler in cupboard.

### FIRST FLOOR

#### Landing:

Access to loft space.

#### Bedroom 1:

15'5" plus recess x 11' (4.70m plus recess x 3.35m)

#### En Suite:

6'4" x 6'3" (1.93m x 1.91m) Comprising shower in cubicle, wash hand basin, wc.

#### Bedroom 2:

13'3" max x 9'4" (4.04m max x 2.84m) Built in airing cupboard.

#### Bedroom 3:

8'2" x 7'11" (2.49m x 2.41m)

#### Bathroom:

6'8" x 6'6" (2.03m x 1.98m) Comprising bath with shower attachment, wash hand basin, wc.

### OUTSIDE

#### Front:

Area laid to bark split by pathway to front door.

#### Rear Garden:

Measures approximately 19' x 18' . Triangular in shape with area laid to artificial lawn, gate providing rear pedestrian access.

#### Parking:

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

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

2009

#### Approximate Area:

102.7sqm/1106sqft

#### Sellers Position:

Looking for forward purchase

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

#### Loft Space:

Partially boarded with ladder and light connected

#### Infant/Junior School:

Cherbourg Primary School

#### Secondary School:

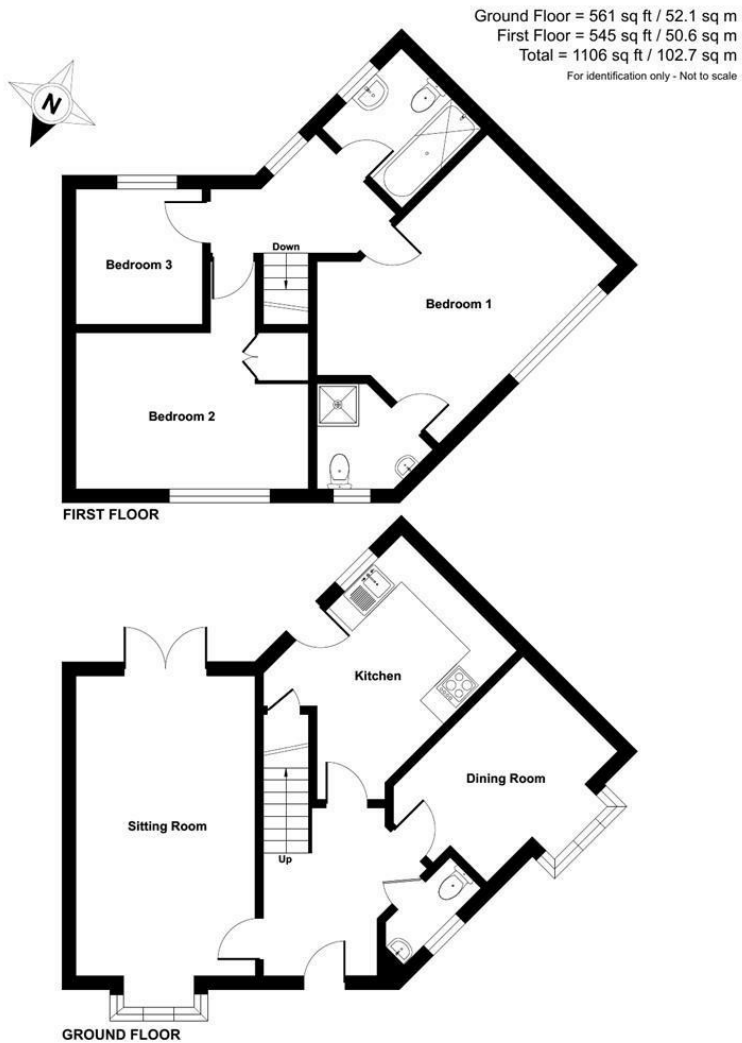
Crestwood Community School

#### Council Tax:

Band C

#### Local Council:

Eastleigh Borough Council - 02380 688000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			89
(81-91) <b>B</b>		78	
(69-80) <b>C</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). © ritchicom 2024. Produced for Sparks Ellison. REF: 1203588

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)

Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto: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.



