



sparkes ellison

39 Highwood Avenue, Eastleigh, SO50 9QY

£345,000

A beautifully presented two bedroom end of terrace home constructed in 2019 forming part of this wonderful development situated at the south end of Chandler's Ford being sold with NO FORWARD CHAIN. The accommodation on offer is much larger than average space for a house of its type commencing with a 15'4" reception hall leading to a spacious cloakroom, fully fitted kitchen at the front and sitting room overlooking the rear garden. On the first floor are two generous double bedrooms together with a spacious well appointed bathroom. In addition to this is the benefit of two allocated parking spaces directly opposite the house and a pleasant rear garden measuring approximately 31ft in length. North Stoneham Park is an attractively designed development affording woodland walks, parks and a local primary school together with easy access to the M27 and M3, the centre of Chandler's Ford and Southampton and Eastleigh.

ACCOMMODATION

GROUND FLOOR

Reception Hall:
15'4" x 6'8" (4.67m x 2.03m) Stairs to first floor with cupboard under, tiled floor.

Sitting Room:
15'8" x 12'10" (4.78m x 3.91m) Double doors to rear garden.

Kitchen:
11'3" x 8'5" (3.43m x 2.57m) A comprehensive range of modern white gloss units, electric oven, gas hob with extractor hood over, integrated dishwasher, washing machine and fridge/freezer, tiled floor, cupboard housing boiler.

FIRST FLOOR

Landing:
Useful storage cupboard, hatch the loft space.

Bedroom 1:
15'6" x 10'5" (4.72m x 3.18m) Range of storage drawer units.

Bedroom 2:
15'6" x 9'10" (4.72m x 3.00m)

Bathroom:
7' x 6'8" (2.13m x 2.03m) Modern white suite comprising bath with mixer tap and shower unit, wash basin. WC. Tiled floor.

OUTSIDE

Garden:
Approximately 31'4" x 16'6". Patio area leading onto an area of artificial grass enclosed by fencing, garden shed, side gate.

OTHER INFORMATION

Tenure:
Freehold

Estate Service Charge:
£119.10 per annum

Approximate Age:
2019

Approximate Area:
81.6sqm/878sqft

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Loft Space:
Partially boarded with ladder connected

Infant/Junior School:
Stoneham Park Academy

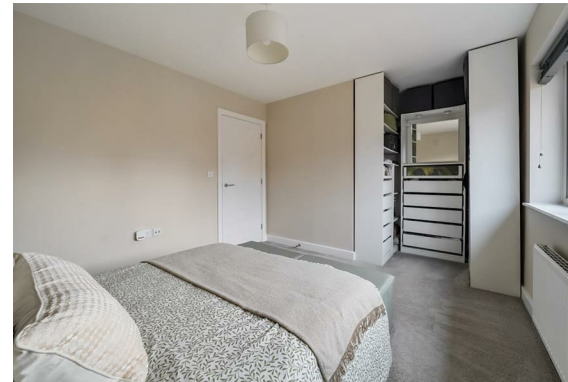
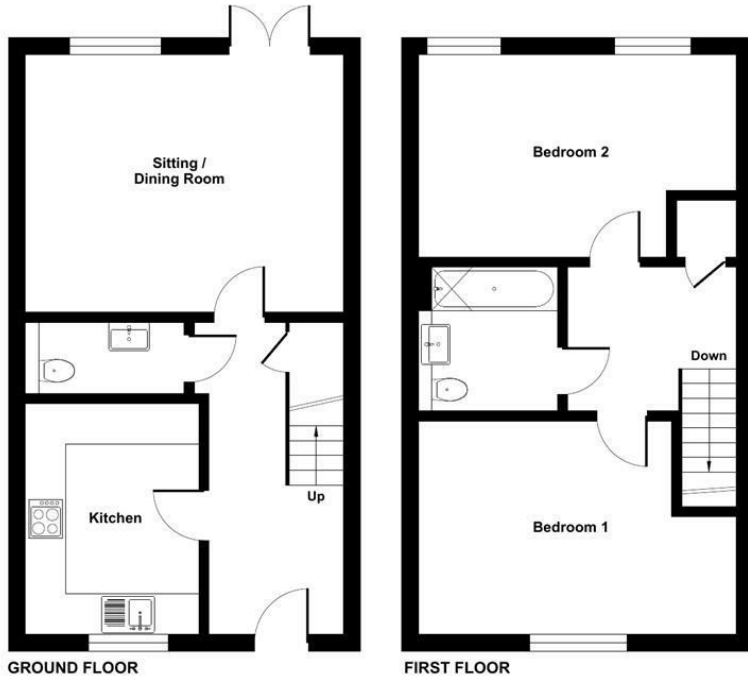
Secondary School:
Crestwood Community School

Council Tax:
Band C

Local Council:
Eastleigh Borough Council - 02380 688000

Agents Note:
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.

Ground Floor = 439 sq ft / 40.8 sq m
 First Floor = 439 sq ft / 40.8 sq m
 Total = 878 sq ft / 81.6 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	88
(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

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Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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