



sparks ellison



5 Loughwood Close, Boyatt Wood, SO50 4QL

£350,000

Nestled in Loughwood Close, Boyatt Wood, this wonderful semi-detached house offers three generously sized bedrooms and a bathroom upstairs. The ground floor consists of a cloakroom, large sitting room which flows through the dining room into the kitchen across the back of the property. This property boasts a driveway leading up to the garage providing parking for 2 cars as well as a sizable, enclosed, private back garden.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

**Cloakroom:**  
Matching white suite comprising wash basin, W.C.

**Sitting Room:**  
17'5" x 14'2 (5.32m x 4.33m) Two built in storage cupboards.

**Dining Room:**  
10'5" x 7'5" (3.17m x 2.25m)

**Kitchen:**  
13'8" x 8'11" (4.17m x 2.71m) Range of units comprising gas hob and electric oven with extractor hood over, built-in dishwasher.

**Utility Room:**  
9'10" x 6'10" (2.99m x 2.08m) Space for washing machine, tumble dryer and fridge freezer, also accommodating the boiler.

FIRST FLOOR

**Landing:**  
Hatch to loft space.

**Bedroom 1:**  
14'9" x 10' (4.50m x 3.04m)

**Bedroom 2:**  
11' x 8'5" (3.36m x 2.57m) Airing cupboard.

**Bedroom 3:**  
11'8" x 6' (3.56m x 1.83m)

**Bathroom:**  
White suite comprising wash basin with cupboard under, W.C., walk in shower cubicle with glazed screen, towel radiator.

OUTSIDE

**Front:**  
Area laid to lawn with driveway to garage.

**Rear Garden:**  
Patio area with steps leading to lawned area and side access.

**Garage:**  
Electric roller door.

OTHER INFORMATION

**Tenure:**  
Freehold

**Approximate Age:**  
1970's

**Approximate Area:**  
86.6sqm/934sqft

**Sellers Position:**  
Looking for forward purchase

**Heating:**  
Gas central heating

**Windows:**  
UPVC double glazed windows

**Loft Space:**  
Fully boarded with light connected

**Infant/Junior School:**  
Shakespeare Infant/Junior School

**Secondary School:**  
Crestwood Community School

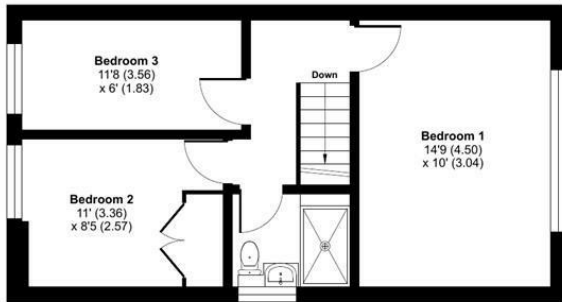
**Council Tax:**  
Band C

**Local Council:**  
Eastleigh Borough Council - 02380 688000

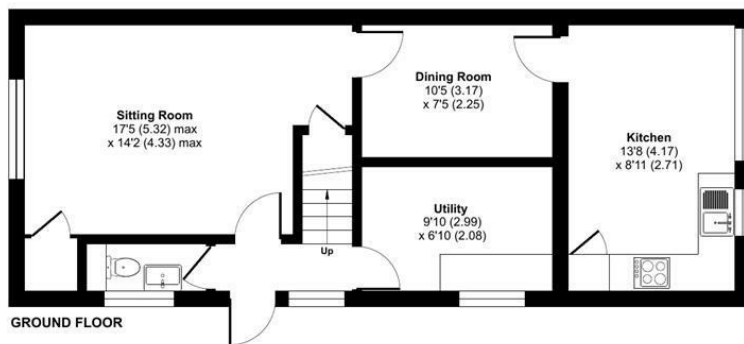
**Agents Note:**  
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £20 + vat per person for these checks.



Ground Floor = 536 sq ft / 49.7 sq m  
First Floor = 398 sq ft / 36.9 sq m  
Total = 934 sq ft / 86.6 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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	

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