



94 Campbell Road, Eastleigh, SO50 5AE

£240,000

A spacious two bedroom terraced home requiring some modernisation, the property offers no forward chain making it ideal for first time buyers. To the ground floor the property hosts an entrance hall, sitting/dining room and kitchen to the rear. On the first floor the property boasts two double bedrooms and a family bathroom. The rear garden is mainly laid to shingle with pathway to rear gate. There is also the benefit of a garage and of course the location being a short walk into Eastleigh town centre.

ACCOMMODATION

Ground Floor

Entrance Hall:

Stairs to first floor.

Dining Room:

13'1" x 12'10" (3.99m x 3.91m) Two built-in storage cupboards.

Sitting Room:

11'10" x 10'2" (3.61m x 3.10m) Fireplace, built in storage cupboard.

Kitchen:

12'8" x 6'9" (3.86m x 2.06m) Space for fridge/freezer, cooker, washing machine and dishwasher.

Bedroom 1:

12'10" x 11'2" (3.91m x 3.40m) Built in cupboard.

Bedroom 2:

12'7" x 9'4" (3.84m x 2.84m) Built in wardrobe.

Bathroom:

9'9" x 7'2" (2.97m x 2.18m) Bath with shower over, wash basin, WC, radiator, boiler in cupboard.

First Floor

Landing:

Access to loft.

OUTSIDE

Permit parking and garage at the rear.

Rear Garden:

Patio area with pathway leading to garage and rear gate.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1900's

Approximate Area:

861sqft/79.9sqm

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

The Crescent Primary School

Secondary School:

The Toynbee Secondary

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

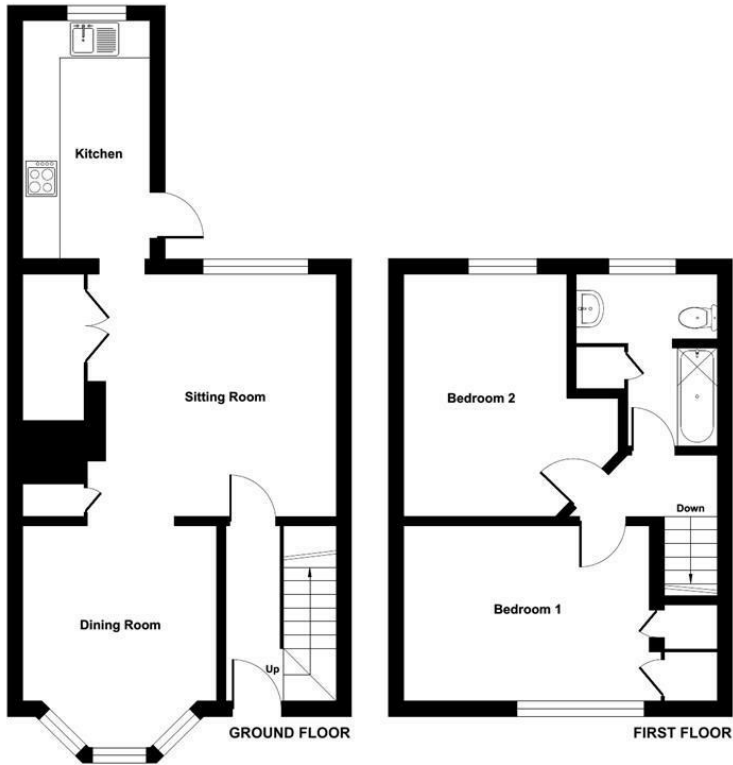
Band B

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 = 478 sq ft / 44.4 sq m
 First Floor = 383 sq ft / 35.5 sq m
 Total = 861 sq ft / 79.9 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			
(69-80) C			
(55-68) D		61	79
(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 2025. Produced for Sparks Ellison. REF: 1253958

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