



sparks ellison

5 Ainsley Gardens, Eastleigh, SO50 4NX

£290,000

A three bedroom terraced home located in the desirable Ainsley Gardens, within Boyatt Wood. This property offers a perfect blend of comfort and convenience. The property features three well-proportioned bedrooms and family bathroom. There is a garage which is situated at the rear of the property, The west-facing rear garden is a delightful outdoor space, this home is conveniently located near local amenities, schools, and parks, making it an excellent choice for families. With its appealing features and prime location, this terraced house is a fantastic opportunity for anyone looking to settle in Boyatt Wood.

ACCOMMODATION

Ground Floor

Entrance Hall:

12' x 8' (3.66m x 2.44m) Stairs leading to the first floor.

Kitchen:

12'2" x 7'8" (3.71m x 2.34m) Built in microwave oven, cooker, gas hob, space and plumbing for appliances, boiler.

Living/Dining Room:

18'1" x 12' (5.51m x 3.66m) Door to rear garden.

First Floor

Landing:

Storage cupboard and hatch to loft space.

Bedroom 1:

11'11" x 8'6" (3.63m x 2.59m)

Bedroom 2:

11'4" x 5'10" (3.45m x 1.78m)

Bedroom 3:

11'4" x 5'10" (3.45m x 1.78m)

Bathroom:

7'5" x 5'9" (2.26m x 1.75m) Bath with eclectic shower over, wash basin, wc, radiator.

OUTSIDE

Front:

Area laid to lawn, pathway to front door.

Rear Garden:

Patio area adjoining the rear of the property with pathway leading to the rear gate which offers access to the garage.

Garage:

16'9" x 8'3" (5.11m x 2.51m)

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1973

Approximate Area:

732sqft/68sqm

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with ladder and light connected

Infant/Junior School:

Shakespeare Infant/Junior School

Secondary School:

Crestwood Community School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band C

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 £50 + vat for these checks regardless of the number of buyers involved.



Ground Floor = 366 sq ft / 34 sq m
 First Floor = 366 sq ft / 34 sq m
 Total = 732 sq ft / 68 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	74	
(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

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

Sales: t: 02380 255333 e: property@sparksellison.co.uk

Lettings: t: 02380 018518 e: 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.



