



sparks ellison

4 Passfield Close, Eastleigh, SO50 9NG

£275,000

A spacious three bedroom terraced home providing a large entrance hall leading through to the kitchen and the 21ft sitting/dining room. The property is in good condition throughout with re-fitted carpet on the stairs, landing and all three bedrooms. This property benefits from a south facing rear garden, garage which is located in a block nearby. You also have the convenience of Places For Leisure, local colleges and shops. The property is offered for sale with no forward chain and would be ideal for first time buyers.

ACCOMMODATION

Ground Floor

Entrance Hall:

Back door to rear garden, cupboard housing boiler, stairs leading to first floor, under stairs storage space.

Kitchen:

9'8" x 7'7" (2.94m x 2.32m) Range of units with space for fridge/freezer, washing machine and cooker, built in larder/cupboard.

Sitting/Dining Room:

21'11" x 11'12" (6.69m x 3.40m)

First Floor

Bedroom 1:

13'9" x 11'2" (4.20m x 3.41m)

Bedroom 2:

11'3" x 7'11" (3.43m x 2.41m)

Bedroom 3:

9'5" x 7'3" (2.87m x 2.20m)

Bathroom:

WC, wash basin, bath with overhead electric shower.

OUTSIDE

Front:

Patio area

Rear Garden:

Patio area, garden shed, south facing aspect.

Garage:

Located in block

Parking:

Communal parking

OTHER INFORMATION

Tenure:

Leasehold

Length Of Lease:

999 years from 1960

Approximate Age:

1960

Approximate Area:

806sqft/74.8sqm

Sellers Position:

No forward chain

Heating:

Gas central heating with combination boiler

Windows:

UPVC double glazing

Infant/Junior School:

Noorwood Primary School

Secondary School:

Crestwood Community School

Local Council:

Eastleigh Borough Council - 02380 688000

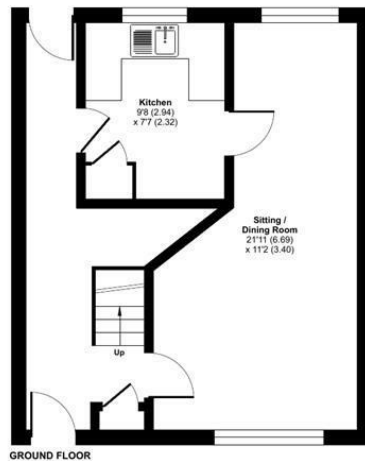
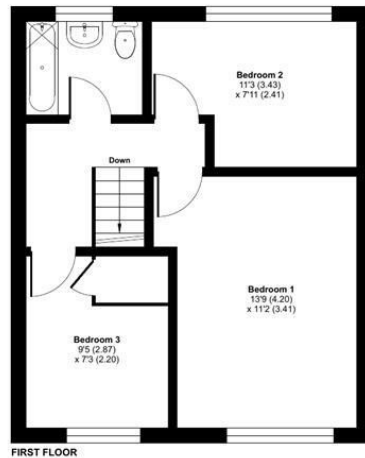
Council Tax:

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 = 403 sq ft / 37.4 sq m
 First Floor = 403 sq ft / 37.4 sq m
 Total = 806 sq ft / 74.8 sq m
 For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Sparks Ellison. REF: 1281589



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(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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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.



