



LOCKSLEY ROAD
EASTLEIGH

58 Locksley Road, Eastleigh, SO50 5DS

£325,000

A well presented terrace family home situated conveniently for the centre of Eastleigh along with Places Leisure Centre and access to the M3 and M27 motorways. The property is currently utilised with 3 bedrooms upstairs with the master benefitting from a dressing room and cloakroom but this could be converted to a bathroom, an en-suite or a 4th bedroom. On the ground floor there is a shower room, sitting/dining room, kitchen/breakfast room and a conservatory. To the front there is off road parking whilst to the rear is an impressive 91' garden with large pond and 24' shed/workshop.

ACCOMMODATION:

GROUND FLOOR

Entrance Hall:

Stairs to first floor

Shower Room:

Comprising shower in cubicle, wash hand basin and WC inset to vanity unit.

Sitting/Dining Room:

20'6" x 9'10" (6.25m x 3.00m) Fitted electric fire.

Kitchen/Breakfast Room:

16'11" x 9' (5.16m x 2.74m) Built-in double oven, built-in four ring gas hob, fitted extractor hood, space and plumbing for washing machine, space for fridge/freezer, space and plumbing for dishwasher, breakfast bar, built-in storage cupboard.

Conservatory:

10'10" x 10'9" (3.30m x 3.28m) Fitted electric fire.

FIRST FLOOR

Landing:

Bedroom 1:

10'1" x 9'11" (3.07m x 3.02m)

Dressing Room:

9'6" x 5'7" (2.90m x 1.70m)

Cloakroom:

Comprising wash hand basin, WC.

Bedroom 2:

10'3" x 9'11" (3.12m x 3.02m)

Bedroom 3:

9'2" x 7'3" (2.79m x 2.21m)

OUTSIDE

Front:

Block paved driveway providing off-road parking, side access to rear garden.

Rear Garden:

Measures approximately 91' x 20' and comprises paved patio area, large garden pond, area laid to artificial lawn, variety of mature plants, shrubs and trees., There is a large shed measuring approximately 24' x 9'10" with power and light.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1936

Approximate Area:

119.3sqm/1285sqft

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with ladder connected

Infant/Junior School:

Cherbourg Primary School

Secondary School:

Crestwood Community School

Local Council:

Eastleigh Borough Council - 02380 688000

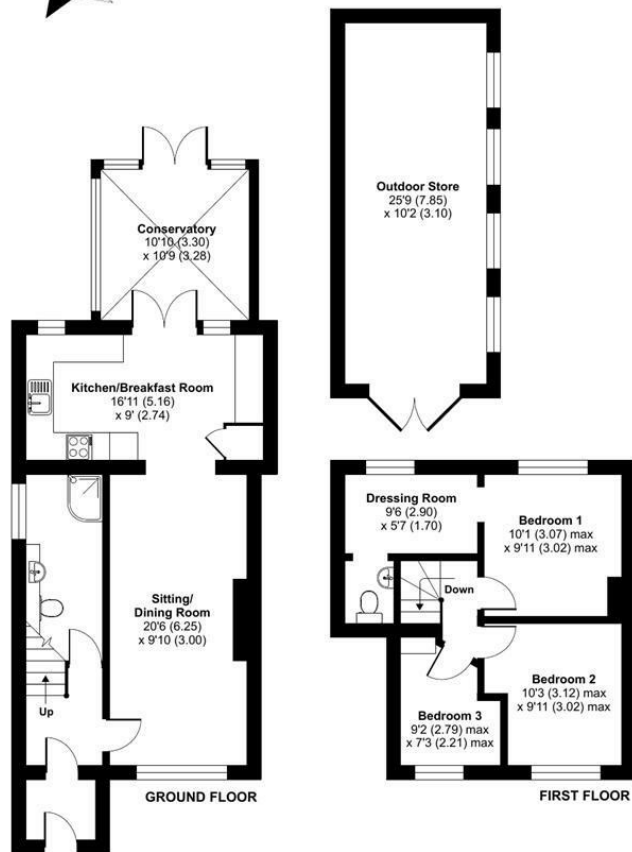
Council Tax:

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 £20 + vat per person for these checks.

Ground Floor = 651 sq ft / 60.5 sq m
 First Floor = 372 sq ft / 34.5 sq m
 Store = 262 sq ft / 24.3 sq m
 Total = 1285 sq ft / 119.3 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		64
(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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