



sparks ellison

319 High Street, Eastleigh, SO50 5NE

£325,000

This beautiful three bedroom character home situated in a great location within Eastleigh. This wonderful property is in great condition throughout, benefitting from a recently re-fitted kitchen which is at the back of the property and steps onto the rear garden, leading to a parking space. On the ground floor is a sitting room and dining room both accommodating open fireplaces and high ceilings which really keeps the character feel. The property also boasts three well-proportioned bedrooms which is ideal for families looking to get close to the popular schools and colleges which are only a stones throw away.

ACCOMMODATION

Ground Floor

Entrance Hall:

Stairs to first floor, under stairs storage cupboard.

Sitting Room:

11'7" x 11'6" (4.15m x 3.50) Bay window, open fireplace.

Dining Room:

11'2" x 9'5" (3.41m x 2.88m) Open fireplace.

Kitchen:

15' x 9'1" (4.56m x 2.78m) Range of units, integrated electric oven and gas hob with extractor hood over, space and plumbing for washing machine, sink, built-in fridge/freezer and breakfast bar, door to the patio.

First Floor

Landing:

Bedroom 1:

15'1" x 11'5" (4.60m x 3.48m) Built in wardrobes.

Bedroom 2:

11'3" x 9'5" (3.43m x 2.86m)

Bedroom 3:

9'1" x 7'8" (2.77m x 2.33m)

Bathroom:

White suite comprising bath with shower over and glass screen, wash basin, WC, built-in cupboard space.

OUTSIDE

Front:

Gravel area, pathway to front door.

Rear Garden:

Patio area with area laid to lawn and hard standing for 1 vehicle, garden shed.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1895

Approximate Area:

968sqft/89.9sqm

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Fully boarded

Infant/Junior School:

Cherbourg Primary School

Secondary School:

Crestwood Community School

Local Council:

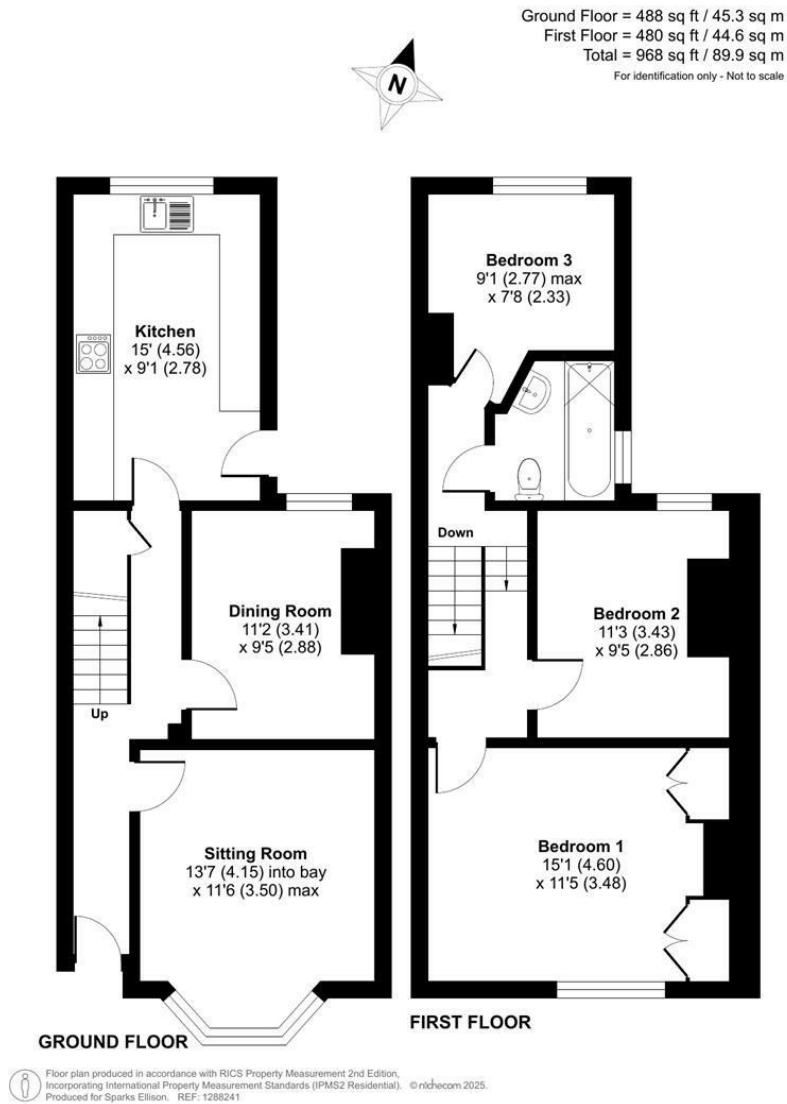
Eastleigh Borough Council - 02380 688000

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(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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