



sparky ellison

46 Viscount Gardens, Eastleigh, SO50 5UA

£320,000

Positioned at Viscount Gardens in Eastleigh, this well-presented three bedroom end-terrace home offers balanced accommodation and practical storage throughout. You enter via a welcoming hallway with a convenient cloakroom, leading through to a generously proportioned sitting room to the front of the home. Across the rear, the kitchen/dining room stretches the width of the property, creating a sociable space for everyday living and dining while overlooking the garden. Upstairs, three bedrooms are arranged around the landing, with the principal bedroom benefitting from an ensuite, alongside a separate family bathroom. Each bedroom includes either fitted or built-in wardrobe storage, helping maximise usable space. Outside, parking is available to the front. The rear garden has been landscaped to create two patio seating areas with a lawned section between, offering a flexible outdoor setting. The location is particularly convenient, being close to Lakeside Country Park and within easy reach of Southampton Airport Parkway, supporting straightforward rail connections towards London.

ACCOMMODATION

Ground Floor

Entrance hall:

Cloakroom:
Wash hand basin, WC

Sitting room:
18'0" x 10'11" (5.48m x 3.33m) Stairs to first floor

Kitchen/Dining room:
13'10" x 9'6" (4.22m x 2.89m) Range of units including integrated washing machine, dishwasher, gas hob and electric oven with extractor hood over and space for fridge freezer. Door to rear garden.

First Floor

Landing:

Bedroom 1:
10'4" x 8'10" (3.16m x 2.70m) Built in wardrobes.

En-Suite:
White suite comprising WC, wash basin and shower cubicle.

Bedroom 2:
11'5" x 7'8" (3.47m x 2.34m) Access to loft space and fitted wardrobe

Bedroom 3:
8'2" x 5'10" (2.49m x 1.79m) Built in wardrobe

Bathroom:
White suite comprising bath with mixer tap, WC, wash basin, part tiled walls.

OUTSIDE

Front:
Shingled area and path to front door.

Rear:
Patio area with path leading to another patio space and lawned area in between.

Parking:
Allocated parking for one car and visitor bays

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
2011

Approximate Area:
774 sq ft / 71.8 sq m

Sellers Position:
Looking for a forward purchase

Heating:
Gas central heating

Windows:
UPVC Double glazing

Infant/Junior School:
Cherbourg Primary School

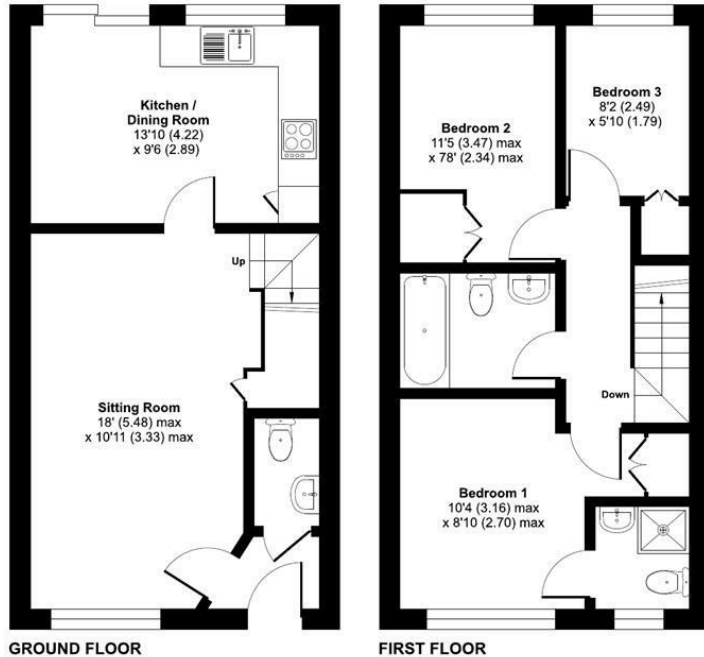
Secondary School:
Crestwood Community School

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 £60 including vat for these checks regardless of the number of buyers involved.

Ground Floor = 387 sq ft / 35.9 sq m
 First Floor = 387 sq ft / 35.9 sq m
 Total = 774 sq ft / 71.8 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	79	
(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

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