



207 High Street, Eastleigh, Hampshire, SO50 5LX

Price Guide £290,000

Stanford Estate Agents are delighted to offer for sale, this lovely three bedroom, mid terrace family home, situated in central Eastleigh, close to local schools, shops and amenities. This spacious property offers good sized accommodation including two reception rooms, a 20ft kitchen/breakfast room, downstairs bathroom and an upstairs cloakroom. Further benefits include a conservatory/utility room, parking to the rear and potential for a garage. This fantastic property is offered with no forward chain and would make a perfect family home. Internal viewings are strongly recommended to avoid disappointment.

Entrance Hall:
Stairs to first floor landing, double radiator, door to the lounge.

Lounge: (15'5" x 11'3")
Double glazed bay fronted window, double radiator, wood effect flooring and French doors to rear aspect.

Dining Room: (11'3" x 10'10")
French doors to rear aspect, radiator and wood effect flooring.

Kitchen/Breakfast Room: (20'8" x 9'7")
Ceiling downlighting, double glazed window to side aspect, fitted with a range of wall and base level units with contrasting worksurfaces, built in oven and gas hob with stainless extractor hood over, sink and drainer, space and plumbing for a dishwasher, space for a fridge/freezer, tiled flooring

Bathroom:
Obscure double glazed window to side aspect, fitted with a suite comprising panel enclosed bath with shower over, low level WC, pedestal hand wash basin, fully tiled walls, heated towel rail.

Conservatory/Utility Room: (9'7" x 8'4")
Double glazed windows to side and rear aspect, door to rear aspect, tiled flooring

First Floor Landing:
Access to loft space, doors to cloakroom and bedrooms, stairs up to the loft room/bedroom/study.

Master Bedroom: (15;0 x 10'5")
Double glazed window to front aspect, radiator, wood effect flooring.

Bedroom Two: (13'10" x 8'8")
Double glazed window to rear aspect, double radiator, wood effect flooring.

Bedroom Three: (9'7" x 9'5")
Double glazed window to rear aspect, double radiator, built in cupboards.

CloakroomL
Obscure double glazed window to side aspect, low level WC.

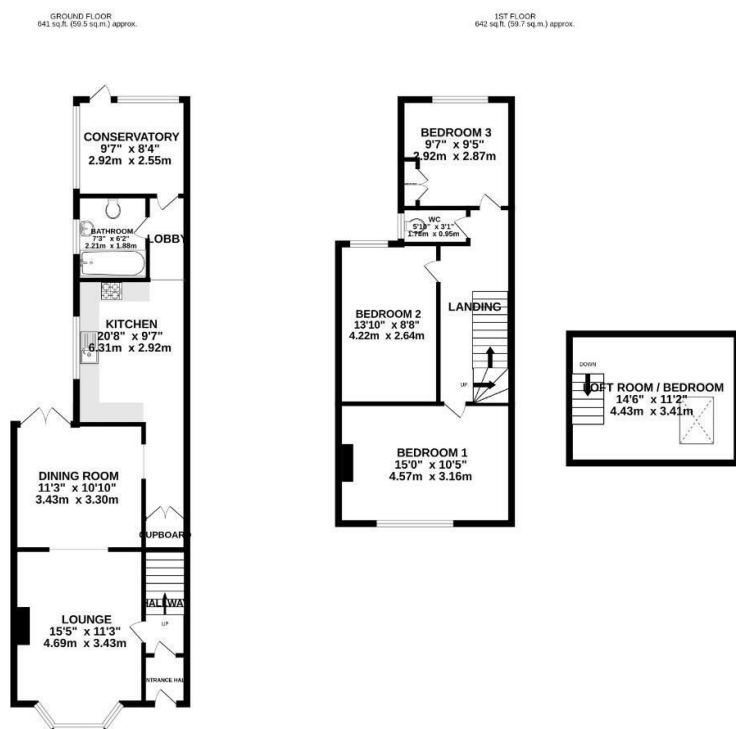
Second Floor Landing:

Loft Room/Bedroom/Study: (14'6" x 11'2")
Velux window, carpeted and with power and lighting.

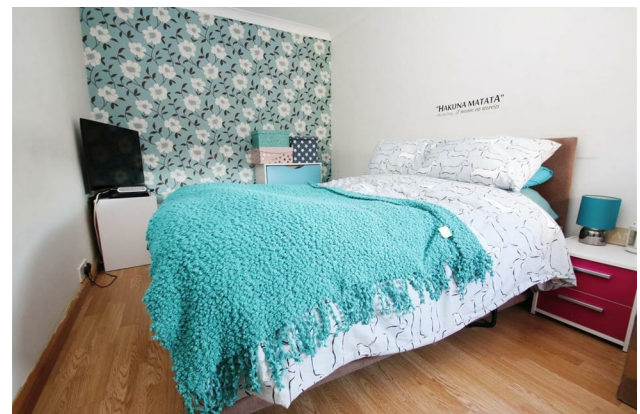
Front Garden:
Enclosed by a low height brick built wall and laid to loose stones with a pathway to the front door.

Rear Garden:
A low maintenance rear garden which is enclosed and laid to paving with raised flower and shrub borders. There is a large shed/outbuilding, rear access with off road parking and potential for a garage.

OTHER INFORMATION:
LOCAL COUNCIL: Eastleigh Borough Council
COUNCIL TAX BAND: B
SELLERS POSITION: No Forward Chain
INFANT/JUNIOR SCHOOL: Norwood Primary School
SECONDARY SCHOOL: Crestwood College



TOTAL FLOOR AREA: 1385 sq ft. (129.2 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplan, we do not accept any responsibility for any errors or omissions in this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Issue: 04/08/2021



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	

Tel: 023 8064 7272
Email: eastleigh@stanfordestateagents.co.uk
Address: 23High Street, Eastleigh, SO50 5LF



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 that 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 Stanfords nor any of its employees or agents has the 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 your mortgage or other loans secured on it. Written quotation are available on

