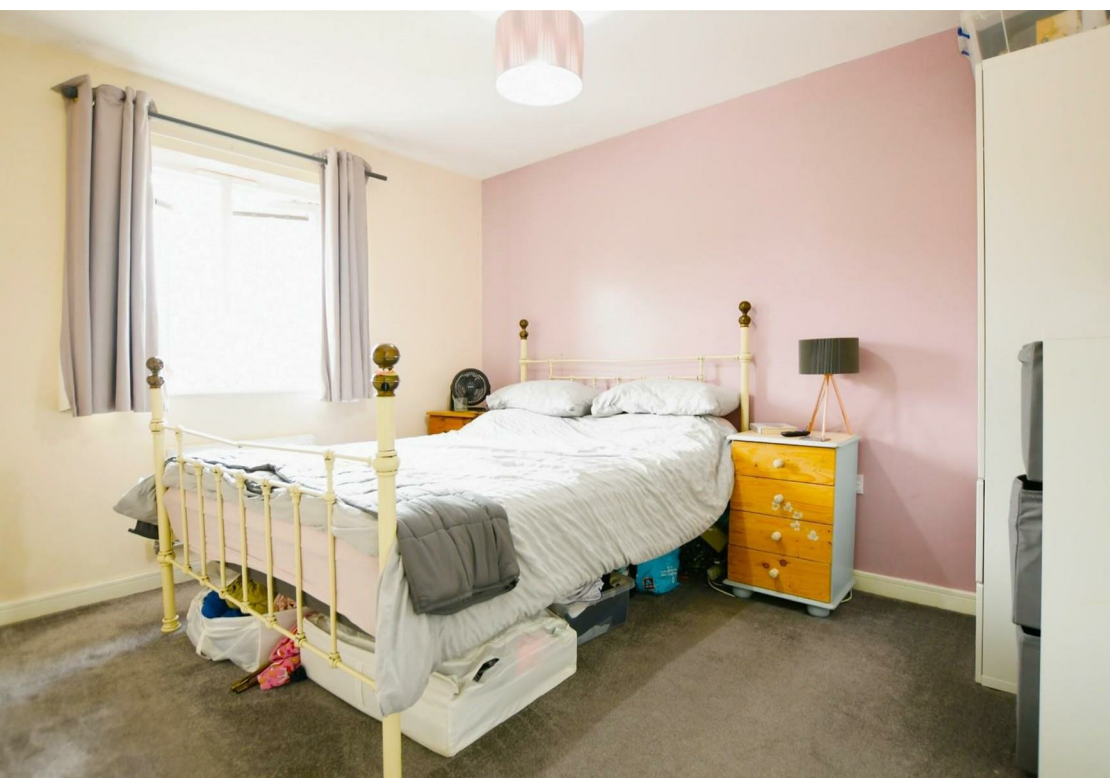




Tinning Way - £315,000

Stanford
Est 2005



35 Tinning Way, Eastleigh, SO50 9QE

Asking Price £315,000

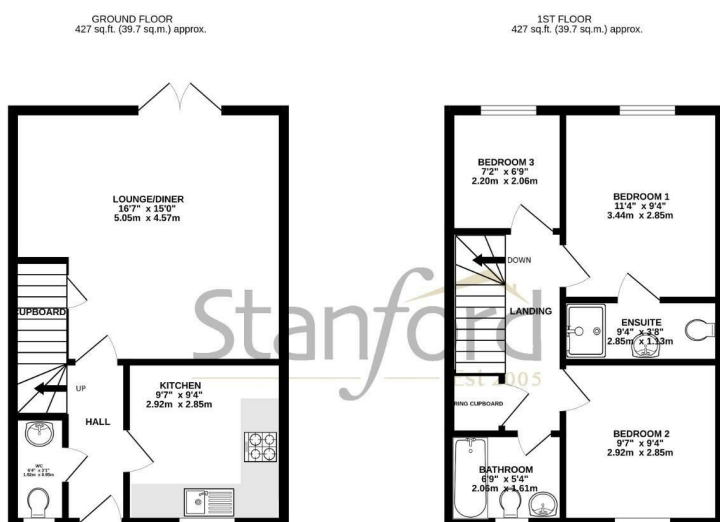
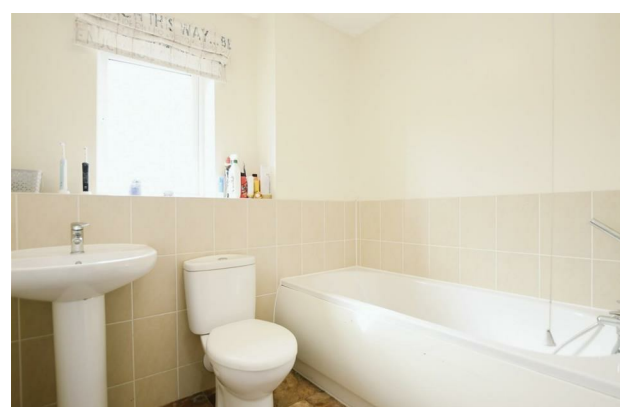
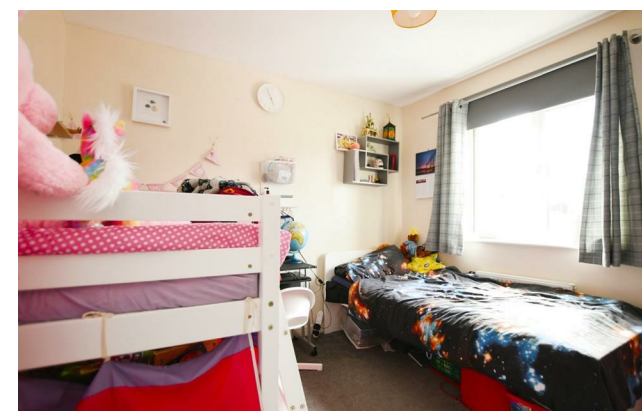
Stanford Estate Agents are delighted to bring to the market this modern, three bedroom, end of terrace home in the popular location of Sirocco Park, Eastleigh. Offering two parking spaces, en suite to master and being well presented throughout the property makes for a convenient family home.

Accommodation is offered across two floors and the ground floor has a modern kitchen with space for a dining table, there is a useful cloakroom with WC, and to the rear of the property a large lounge/dining room with French doors to the rear garden. The first floor gives space in the form of three good sized bedrooms with the master bedroom benefitting further from en suite facilities. The remaining bedrooms are serviced by a modern, neutral three piece bathroom suite.

Externally, the property is located off the main stretch of road and sits in a small cul-de-sac of just six homes. There are two parking spaces directly to the front of the property and further visitor spaces nearby. The rear garden is mostly laid to lawn with stone patio and a paved area. A thoughtful raised decked area has been added to enjoy the evening sun at the top of the garden alongside a purpose built shed for storage. The garden is fully secure and accessed via a pedestrian gate.

Further Information:

- Local Council: Eastleigh Borough Council
- Council Tax Band: C
- Local Primary School: Norwood Infant & Junior School
- Local Secondary School: Crestwood Community School
- Developer: Bellway Homes
- Built: 2013



TOTAL FLOOR AREA: 854 sq. ft. (79.3 sq. m.) approx.
While every attempt has been made to present the accuracy of the floorplan, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for general guidance only and should be used as a guide by any prospective purchaser. The vendor, agent or any other person does not warrant or guarantee as to their quantity or efficiency can be given. (Made with MetreX 10/23)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	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 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

