



Wilmer Road - £320,000

Stanford
Est 2005



4 Wilmer Road, Eastleigh, SO50 5EX

Asking Price £320,000

Stanford Estate Agents are delighted to welcome to the market this ideally located, three bedroom, semi detached, Victorian home located a stones throw from Eastleigh town centre. Benefitting from front off road parking, a garage and three great sized bedrooms.

Accommodation spans over 1100 sq ft and two floors. The ground floor consists of a large, living room with bay window, a large kitchen/diner with side access to the rear garden and a useful conservatory adding even more space. The first floor offers three double bedrooms all serviced via a family bathroom.

Externally, the property has the huge benefit of off road parking to the front and room to add further parking if required. The front is a mixture of shingled driveway, laid lawn and shrub borders. The rear garden backs onto a useful service road and is fully secure. The garage can be accessed via an up and over door from the service road. The rear garden has access to an outside WC from the side. A pedestrian side gate and rear gate provide external access.

Further Information:

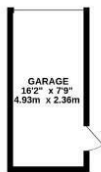
Local Council: Eastleigh Borough Council

Council Tax Band: C

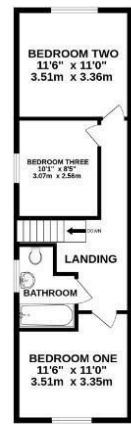
Local Primary School: Norwood Infant & Junior Primary School

Local Secondary School: Crestwood Community School

GROUND FLOOR
485 SQ. FT. (44.9 SQ. M.) APPROX.



FIRST FLOOR
485 SQ. FT. (44.9 SQ. M.) APPROX.



TOTAL FLOOR AREA: 1135 sq. ft. (105.4 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, meters and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 02023



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	

England & Wales EU Directive 2002/91/EC

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	

England & Wales EU Directive 2002/91/EC

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