



Cranbury Road - £315,000

Stanford
Est 2005



243 Cranbury Road, Eastleigh, Hampshire, SO50 5HN

Offers In Excess Of

£215,000

Stanford Estate Agents are delighted to offer this immaculately presented and recently renovated, three bedroom, two bathroom, Victorian terraced house in central Eastleigh. Having recently undergone extensive, high specification renovation this property is ready for its new family!

Being located on a no through road and within walking distance to Eastleigh town centre with its array of amenities and mainline train station this property is ideally located for commuters and families alike. Within walking distance is Lakeside Country Park, Cherbourg Infant & Junior Schools and a local convenience store.

Accommodation is across two floors, the ground floor gives space to a large living room with bay window, separate dining room with understairs storage, a recently fitted Howdens kitchen with an array of high specification appliances to include dishwasher, fridge/freezer and oven, the ground floor is finished with a useful downstairs, three piece, shower suite. The first floor has three great sized bedrooms all serviced by a modern, neutral and new family bathroom.

Externally, the property is an attractive, Victorian home with the preferred 'double bay fronted' design. The front is secured via low level, brick wall with pedestrian gate. The rear has been designed with low maintenance in mind and has a desirable, purpose built garage with double sided access, perfect for a motor enthusiast or tradesman. The garden is fully secure via brand new 6'6" panel enclosed fencing and offers another pedestrian access via the rear. The garden backs on to a useful service road.

This fabulous property is ready to move into and the new owners won't be disappointed in the finish, time and thought that has gone into this property. Offering a neutral space ready to turn a house into a home.

Further Information:

Local Council: Eastleigh Borough Council

Council Tax Band: C

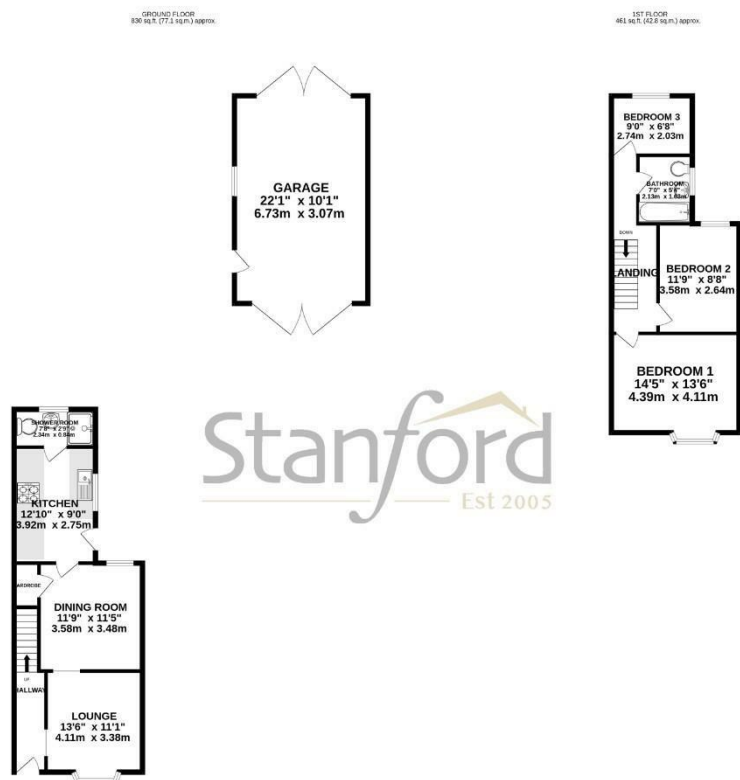
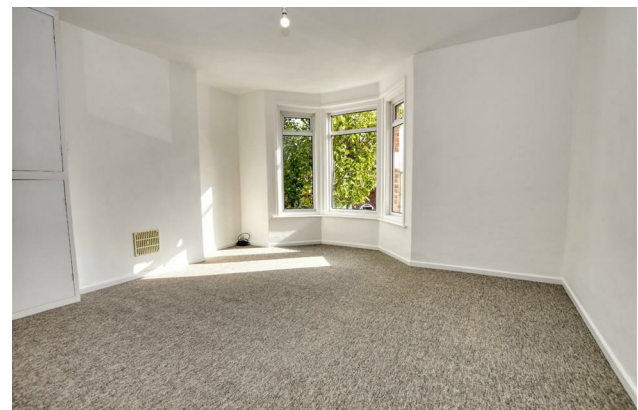
Sellers Position: No Forward Chain

Local Primary School: Cherbourg Infant & Junior School

Local Secondary School: Crestwood Community School

Heating: Gas Central Heating

Windows: Double Glazed



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TOTAL FLOOR AREA: 1291 sq.ft. (119.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, ceilings, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information purposes only and should be used as such by any prospective purchaser. The services, appliances and fittings shown here are not guaranteed and are subject to change without notice.
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Tel: 023 8064 7272
Email: eastleigh@stanfordestateagents.co.uk
Address: 23High Street, Eastleigh, SO50 5LF

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



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

