



2 Albert Road, Eastleigh, SO50 4JE

£275,000

Stanford Estate Agents are pleased to present this rare, three bedroom, mid-terraced family home in the ever popular location of Albert Road, Eastleigh. Offering close proximity to the town centre, good sized rooms throughout and no forward chain.

Internally the property boasts a 13ft lounge opening into a 12ft dining room, door leading onto the patio area and door through into the kitchen which has space for a fridge freezer, washing machine and dishwasher. The downstairs bathroom is located at the rear of this property and is a three piece suite with double aspect double glazed obscure windows. Upstairs the property boasts three double bedrooms of which the smallest is 10ft.

Externally, the property boasts a reasonably good sized garden with a patio seating area just outside the back door, lawn in the centre and hardstanding to the rear, the garden is enclosed by wood panelled fencing and a brick wall.

Further Information:

Local Council: Eastleigh Borough Council

Council Tax Band: C

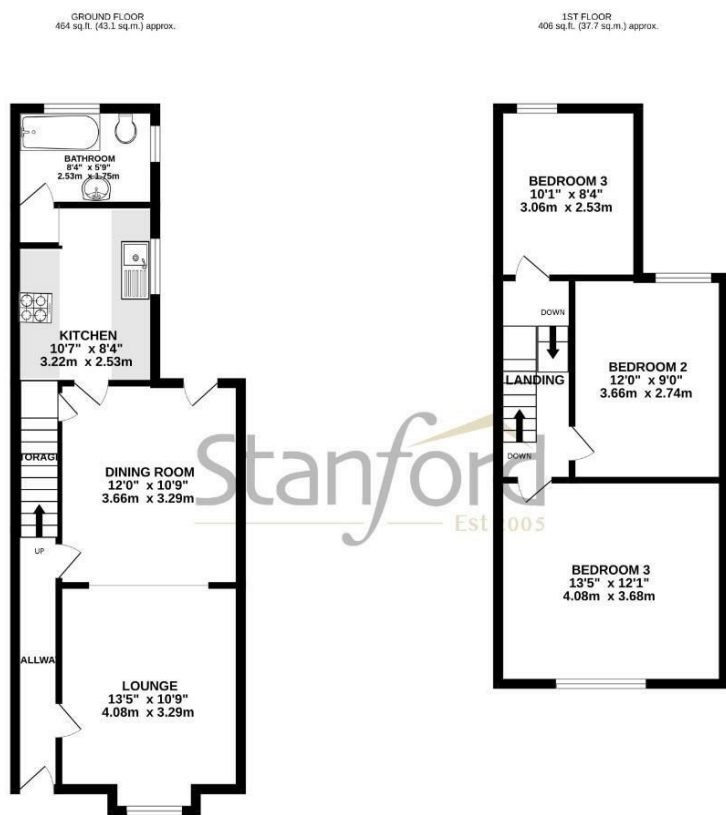
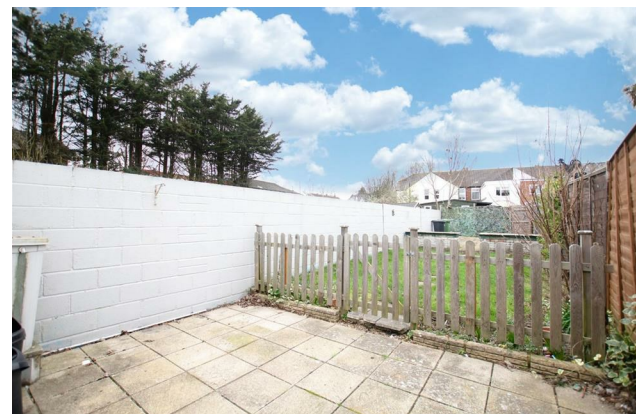
Local Primary School: Shakespeare Infant & Junior School

Local Secondary School: Crestwood Community School

Sellers Position: No Forward Chain

Location:

Eastleigh is a thriving town in Hampshire, located between Southampton & Winchester. The town lies on the river Itchen, originally a village until the early 19th century when it was developed into a railway town. Those railway town roots are still firmly imprinted with two mainline train stations providing trains to Winchester in approx 20 minutes and London Waterloo in just over an hour. Those looking for commuter links other than rail are truly spoilt too with junctions to the M27 & M3 motorways, with Southampton Airport minutes away for some domestic and European trips. The town itself offers an array of amenities including supermarkets as well as several boutiques and independent shops. Residential homes come in all shapes, sizes and age from 1800's thatched cottages to 1900's Victorian terraces to modern, well thought out developments, there is a home in Eastleigh for everyone. Places Leisure and Lakeside Country Park are favoured by locals for their green open spaces and walks with the latter having a small passenger steam train paying further homage to the roots of the town.



TOTAL FLOOR AREA: 869 sq ft. (80.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, sections, corners and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not guaranteed and no guarantee as to their operability or efficiency can be given.
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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	



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

