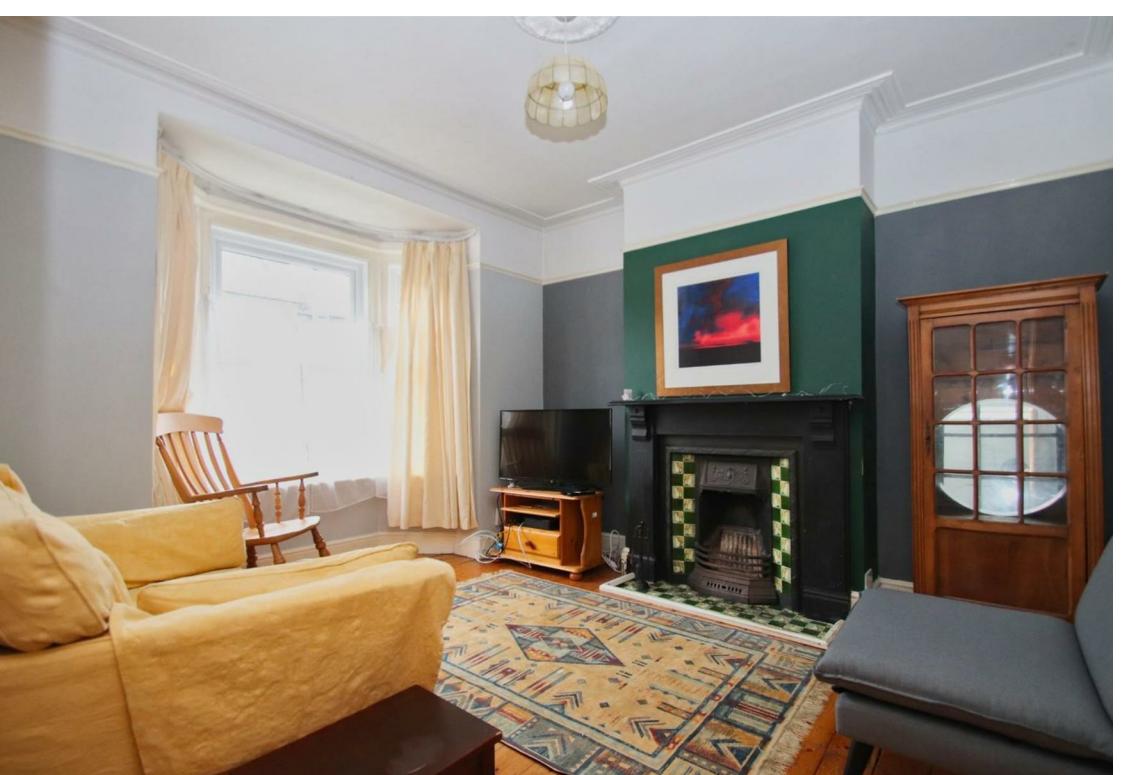




Newtown Road - £280,000

Stanford
Est 2005



77 Newtown Road, EASTLEIGH, Hampshire, SO50 9BX

£280,000

Stanford Estate Agents are delighted to offer to the market this ever popular, Victorian terraced, family home in central Eastleigh with no forward chain. Benefiting from three good sized bedrooms, downstairs WC facilities, two large reception rooms and original character features.

Accommodation is spread over two floors and on the ground floor is a spacious lounge with bay window and an open fireplace, a large dining room with under stairs storage and a large Kitchen with an array of worktops and units. A great added benefit to the ground floor is the useful utility cupboard and cloakroom with WC facilities. A single door leads to the rear garden and completes the ground floor accommodation. The first floor has three fantastic sized bedrooms all serviced via a neutral and modern, three piece family bathroom.

Externally, the property has a low level brick front wall with pedestrian gate for access. The rear garden is mostly laid to lawn with a patio area and is fully secure via panel enclosed fencing. The garden backs onto a useful service road and can be accessed via a pedestrian gate.

Further Information:

Local Council: Eastleigh Borough Council

Council Tax band: C

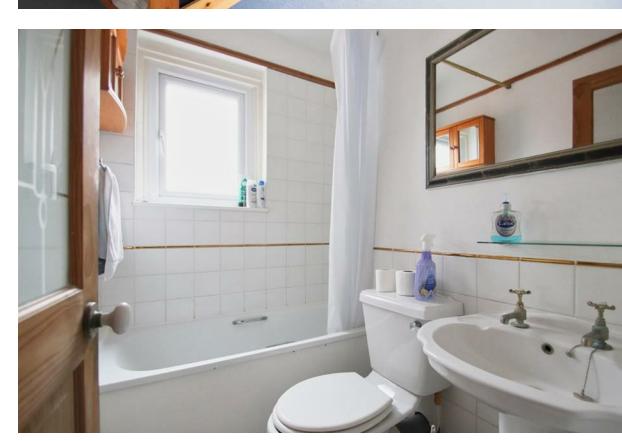
Local Primary School: The Crescent Infant & Junior School

Local Secondary School: Toynbee School

Sellers Position: No Forward Chain

Local Information:

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.



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (38-54) 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 | | |
| (38-54) 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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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

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