



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. Benefitting 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.



TOTAL FLOOR AREA: 968 sq.ft. (89.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, ceilings and any other items are approximate and no responsibility is taken for any error, omission or into 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 Blueprint 10204



Energy Efficiency Rating	
Current	Potential
(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
(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 CO₂ emissions

England & Wales EU Directive 2002/91/EC

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