



Grantham Road - £275,000



# 3 Grantham Road, Eastleigh, SO50 5PW

Asking Price £275,000

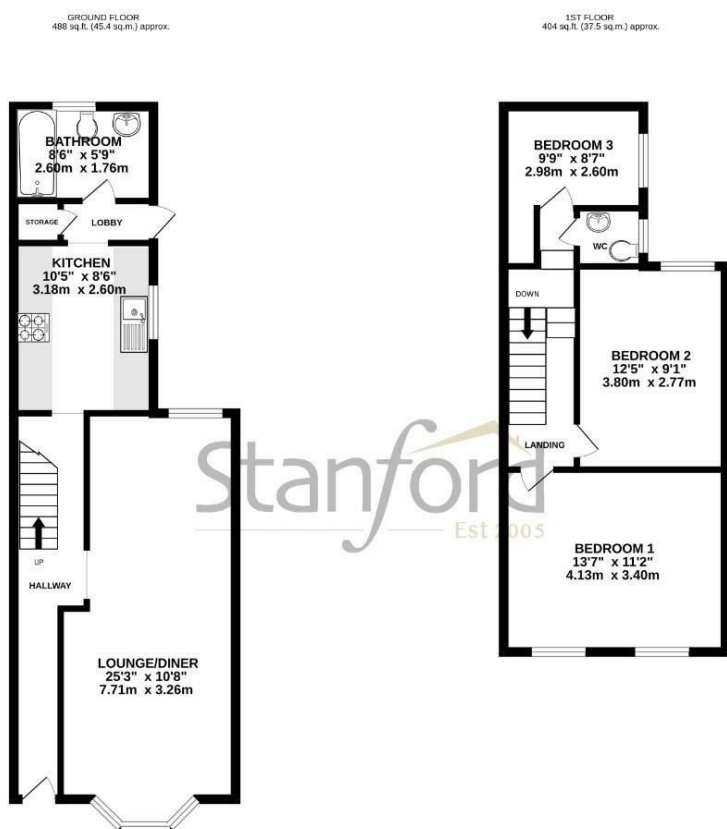
Stanford Estate Agents are delighted to present this three bedroom mid-terrace family home in the ever popular central Eastleigh location of Grantham Road. The property boasts a larger than average rear garden and a modern kitchen. The vendors have also found a property with no forward chain.

The internal accommodation consists of a large and spacious 25ft lounge/diner, the kitchen has been modernised and has a built in fridge/freezer and dishwasher with space for a washing machine and tumble dryer. The kitchen leads to the inner lobby and into a modern three piece bathroom that is fully tiled and comprises of a low level WC, wash hand basin with vanity unit above and a panel enclosed bath with shower over. There are three bedrooms on the first floor two of which are doubles and a good sized single. There is also the added benefit of an upstairs WC.

Externally the front is enclosed via a brick built wall and laid to paving leading to the front door. The rear garden has a paved seating area and is mainly laid to lawn and is enclosed with panel enclosed fencing. There is a hard standing area to the back of the garden for a storage shed.

**Further Information:**

- Local Council: Eastleigh Borough Council
- Council Tax Band: B
- Local Primary School: Norwood Primary School
- Local Secondary School: Crestwood Community School
- Sellers Position: Sellers Have Found With No Onward Chain



TOTAL FLOOR AREA: 852 sq ft (82.9 sq m) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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 is given for their operability or efficiency over the years.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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