



# 92 Belmont Road, Chandler's Ford, Eastleigh, SO53 3FJ

Offers In Excess Of

£250,000

Stanford Estate Agents are delighted to offer to the market this three bedroom, terraced house in Belmont Road, Chandlers Ford in need of some modernisation. Benefitting from two off road parking spaces to the rear, a further parking space to the front and a conservatory.

Accommodation on the ground floor consists of a useful porch, spacious lounge, full width kitchen/diner and conservatory. The first floor has three bedrooms with the master bedroom having full width built in wardrobes. All bedrooms are serviced via a modern shower room with walk in shower cubicle.

Externally the property has a driveway for one car to the front and paved path leading to the front porch. The rear garden is low maintenance via paved tiles, fully secure and behind the pedestrian gate are two further parking spaces on hardstanding.

The property is located a moments' walk from Places Leisure Centre and various amenities to include a post office, two supermarkets and an array of more local convenience shops.

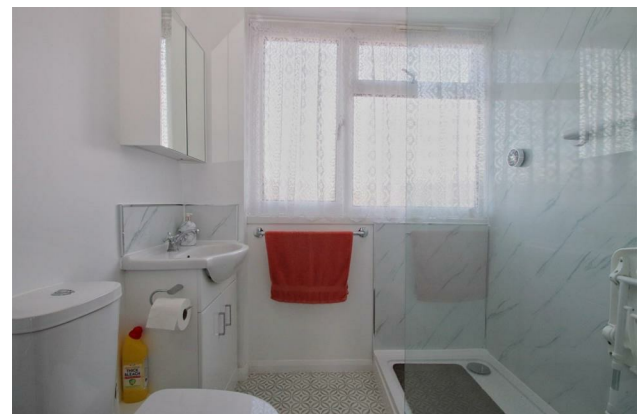
**Further Information:**

Local Council: Eastleigh Borough Council

Council Tax Band: C

Local Primary School: Nightingale Infant & Junior School

Local Secondary School: Crestwood Community School



TOTAL FLOOR AREA: 774 sq.ft. (71.9 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan, it is not intended as a substitute for a professional survey. The services, systems and appliances shown have not been tested and no guarantee is given. Measurements are approximate and should be used as a guide only.



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> 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

