



Grantham Road - £275,000

Stanford  
Est 2005



# 3 Grantham Road, Eastleigh, SO50 5PW

Asking Price £275,000

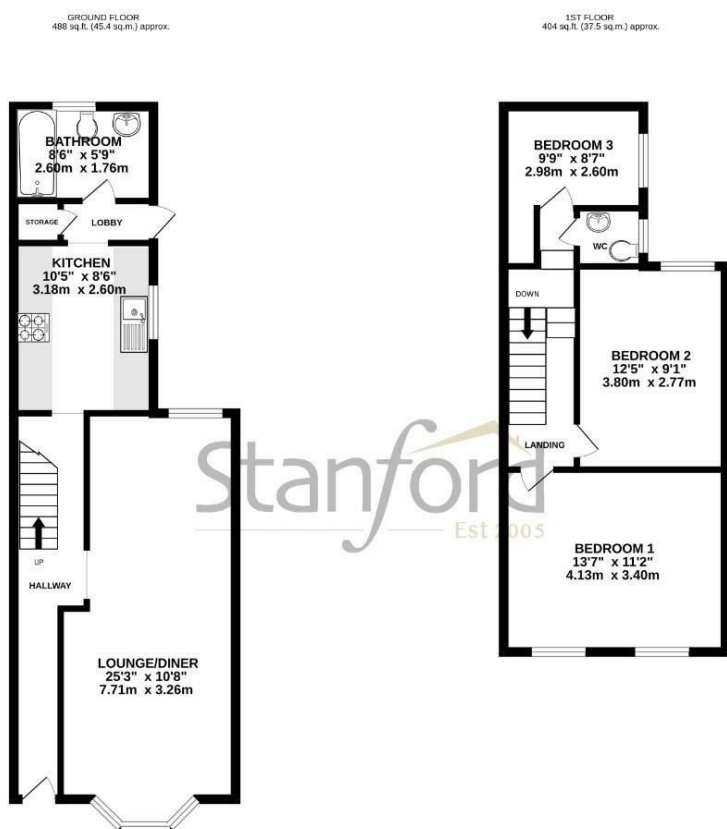
Stanford Estate Agents are delighted to present this three bedroom mid-terrace family home in the ever popular central Eastleigh location of Grantham Road. The property boasts a larger than average rear garden and a modern kitchen. The vendors have also found a property with no forward chain.

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.  
 Made with NetScap ©2024

Tel: 023 8064 7272  
 Email: eastleigh@stanfordestateagents.co.uk  
 Address: 23High Street, Eastleigh, SO50 5LF

| 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) A                                 |                         | (92 plus) A   |                         |
| (81-91) B                                   |                         | (81-91) B   |                         |
| (69-80) C                                   |                         | (69-80) C   |                         |
| (55-68) D                                   |                         | (55-68) D   |                         |
| (39-54) E                                   |                         | (39-54) E   |                         |
| (21-38) F                                   |                         | (21-38) F   |                         |
| (1-20) G                                    |                         | (1-20) G  |                         |
| 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 |



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

