



12 Goldsmith Road, Eastleigh, SO50 5EP

Offers In Excess Of

£275,000

Stanford Estate Agents bring to the market with no forward chain this ever popular, three bedroom, terraced home in central Eastleigh. Benefitting from well-proportioned space throughout, a fantastic sized garden and a convenient location this property would make an ideal family home.

Accommodation is over two floors and on the ground floor you will find a spacious 10ft x 10ft living room, fitted kitchen with space for appliances and a separate dining room with patio doors to the rear garden. The first floor has three great sized bedrooms with bedroom one having the added benefit of fitted wardrobes. All bedrooms are serviced via the three piece family bathroom comprising of a wash hand basin, low level WC and panel enclosed bath with shower over.

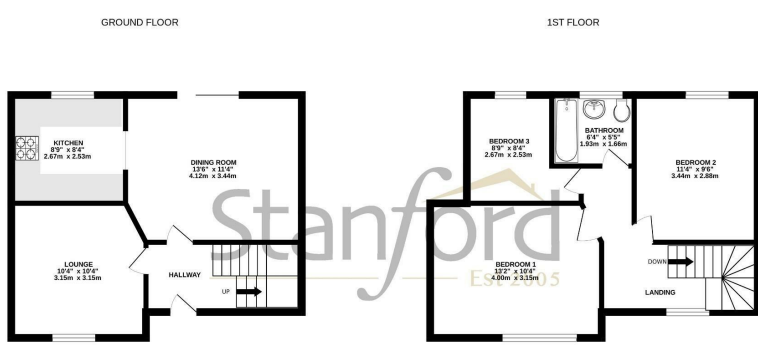
Externally the property sits back from the road with a gravelled frontage. Off road parking could be put in with the relevant permissions similar to neighbouring properties. The rear garden is a great size and has been designed to be low maintenance by the current owners with artificial grass, a decked area and stone patio area to the back. A metal outbuilding provides useful storage. The garden is fully secure via panel enclosed fencing.

Further Information:

- Local Council: Eastleigh Borough Council
- Council Tax Band: C
- Local Primary School: Cherbourg Infant & Juniors School
- Local Secondary School: Crestwood Community School
- Sellers Position: No Forward Chain
- Windows: Double Glazed
- Heating: Gas Central Heating Via Combi Boiler

Local Information:

Eastleigh is a thriving town in Hampshire, located between Southampton & Winchester. The town lies on the river Itchen, originally a village till early 19th century when it was developed to a railway town. Those railway town roots are still firmly imprinted with two mainline train stations providing trains to Winchester in 20 minutes and London Waterloo in an hour. Those looking for commuter links that are not rail are truly spoilt too with junctions to the M27 & M3 Either end of the town, and how could we get Southampton Airport minutes away for some domestic and European trips. Eastleigh is a commuters dream! The town itself has an array of amenities including several supermarkets as well as several boutique and independent shops. Residential homes come in all shapes, sizes and age from 1800s thatched cottages to 1900 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 there greenery, open spaces and walks with the latter having a small passenger steam train paying further homage to the roots that the town was founded.



TOTAL FLOOR AREA: 822sq.ft. (76.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures 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 general guidance only and should be used as a guide to the property. The services, contents and appliances shown here are for information only and no guarantee as to their quantity or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(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
Very environmentally friendly - lower CO ₂ emissions	
(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 CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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