



# 280 High Street, Eastleigh, SO50 5NA

**Asking Price £290,000**

Stanford Estate Agents are pleased to offer this well presented and spacious, three bedroom, Victorian terraced home located in central Eastleigh. Offering desirable open plan space, three double bedrooms and no forward chain.

Accommodation comprises on the ground floor of an entrance hall opening into a 26ft lounge/diner with a bay window and stairs to the first floor, a modern kitchen with space for freestanding appliances, a three piece bathroom fully tiled and with over bath shower, a storage cupboard and a useful lean to providing further storage and access to the rear garden. The first floor offers three double bedrooms with both bedroom one and two benefitting further from fitted wardrobes.

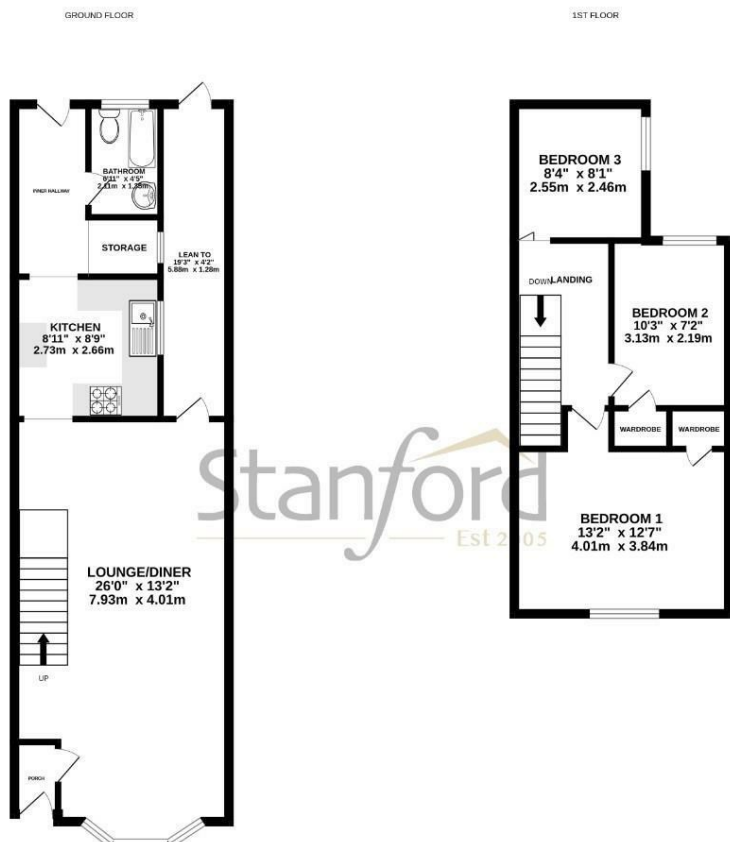
Externally the property is located in the town centre and has a low level wall and pedestrian gate to access the front. The rear garden has a rear pedestrian gate and is a mixture of artificial grass and gravel for low maintenance. There is a purpose built wooden shed and brick built BBQ area. The garden is fully enclosed via panel enclosed fencing.

### Further Information:

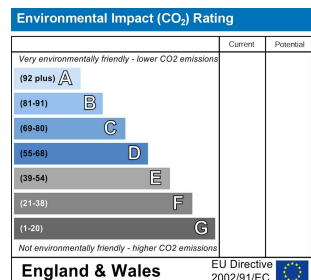
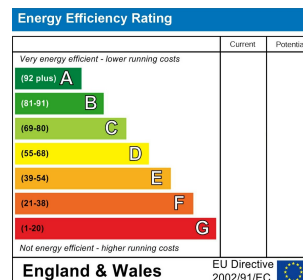
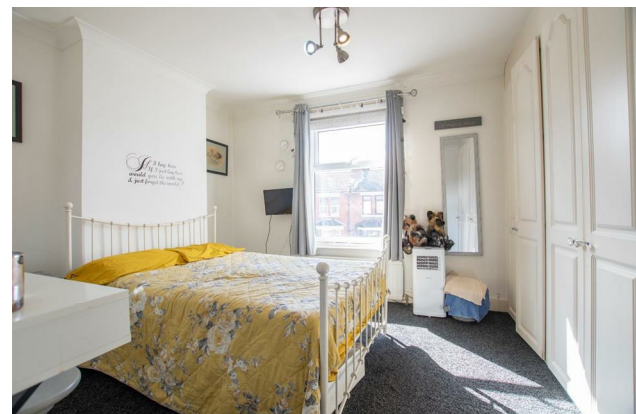
Local Council: Eastleigh Borough Council  
 Council Tax Band: B  
 EPC Rating: TBC - Ordered  
 Local Primary School: Cherbourg Infant & Junior School  
 Local Secondary School: Crestwood Community School  
 Windows: Double Glazed  
 Heating: Gas Central Heating  
 Parking: Permit Street Parking  
 Sellers Situation: No Forward Chain  
 Viewing: By Appointment Only

### 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.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-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 HomeSpace 10/2014



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