

22 Burns Road, Eastleigh, Hampshire, SO50 5DT

Guide Price £250,000

Stanford Estate Agents are delighted to present this impressive three bedroom house in central Eastleigh. The property boasts a 20ft lounge/dining room, double glazing, gas central heating, off road parking & is being offered with no forward chain. An internal viewing is very highly recommended.

Entrance Hall

Stairs to the first floor landing, under stairs storage cupboard, radiator, doors leading to sitting room/dining room.

Lounge/Dining Room 20'5 x 9'11

Double glazed window to front and double glazed French doors leading to rear garden, two radiators, tiled feature fireplace.

Lean To 12'9 x 6'6

Single glazed construction with door leading to rear garden, has a fitted sink and plumbing and space for a washing machine and tall fridge/freezer.

Kitchen 8'4 x 5'2

With double glazed window to rear aspect, double glazed UPVC door leading to lean to conservatory, base level units with rolled edge worksurfaces, stainless steel sink and drainer unit with mixer tap, fitted appliances consisting of an oven and four ring gas hob with extractor hood over, wall mounted boiler.

First Floor Landing

Doors leading to all rooms.

Bedroom 1 10'2 x 9'10

Double glazed window to front aspect, radiator.

Bedroom 2 10'5 x 8'8

Smooth plaster ceiling, loft hatch, double glazed window to front aspect, radiator.

Bedroom 3 9'5 x 6'1

Double glazed window to front aspect, radiator, built-in storage cupboard/wardrobe.

Shower Room

Double glazed obscure window to rear aspect, fully tiled walls, chrome heated towel rail, suite comprising of a walk in shower enclosure with fitted shower, low level WC and wash hand basin.

Front Garden

Laid to paved driveway providing off road parking.

Rear Garden

This excellent sized well stocked and well maintained rear garden is fully enclosed by wood panelled fencing and benefits from being mainly laid to lawn with mature shrubs and flower borders, there is a paved patio seating area and garden can be accessed via a gate to the side which leads through the adjoining alleyway.

Other Information

LOCAL COUNCIL: Eastleigh Borough Council

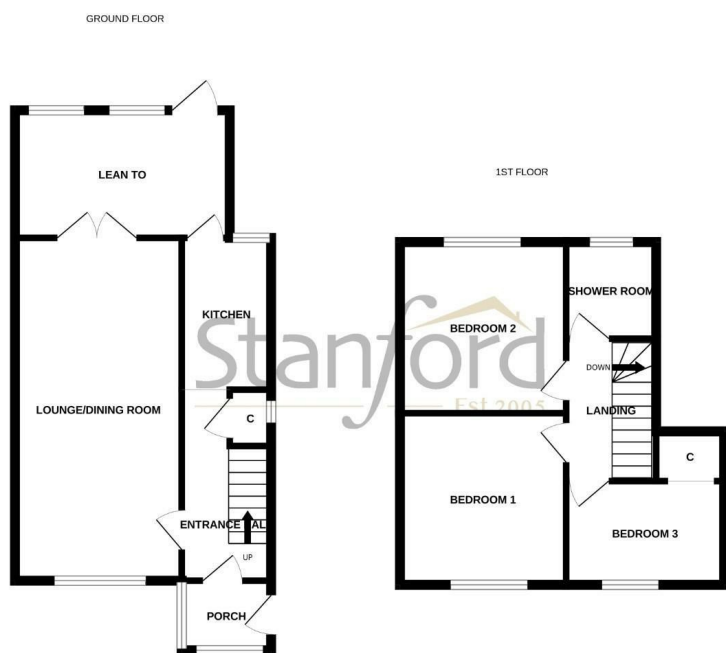
COUNCIL TAX BAND: Band B

SELLERS POSITION: No Forward Chain

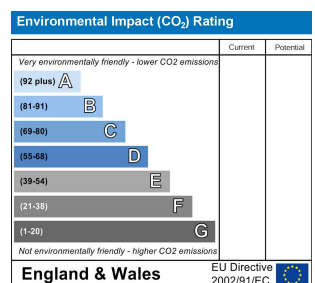
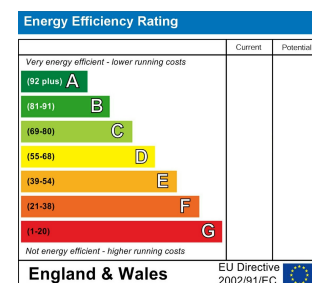
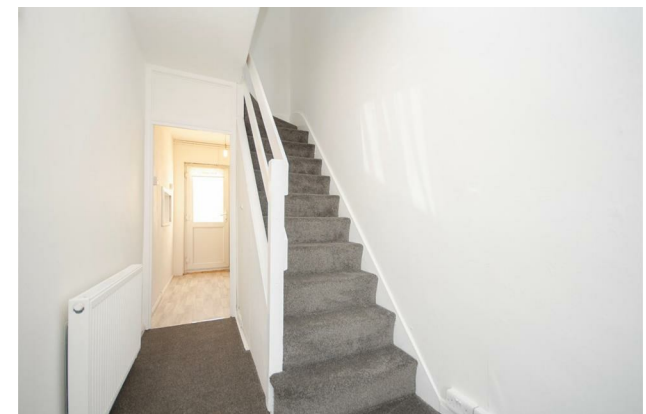
INFANT/JUNIOR SCHOOL: Cherbourg Primary School

SECONDARY SCHOOL: Crestwood College For Business & Enterprise

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other areas 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 here on have tested and no guarantee as to their operability or efficiency can be given. Made with floorplan 10/2021



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