



42 Monks Way, Eastleigh, SO50 5BD

Asking Price £275,000

Stanford Estate Agents are pleased to be offering this delightful and spacious, two double bedroom, terraced home in Eastleigh with no forward chain. The property boasts impressive space throughout and makes an ideal first time home or investment property.

Accommodation is entered on the ground floor and offered in the form of an entrance porch, spacious 17ft living room, modern Kitchen with a range of wall and base units and space for dining table and with direct access to the garden. The first floor has two double bedrooms both with fitted storage and both serviced via the wet room with purpose built shower.

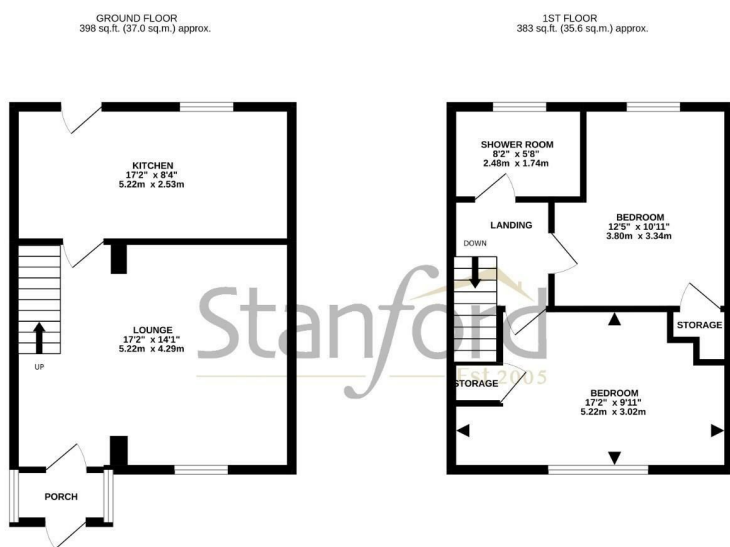
Externally the property has a lawn area and direct access to the rear garden via pedestrian gate. Many local properties have made off road parking to the front. The rear garden is accessed via a useful service road and is a mixture of lawn and patio all fully secured via panel enclosed fencing and another pedestrian gate to the rear. A metal shed on decking is available for further storage, again many neighbouring properties have put in rear vehicle parking and there is hardstanding already there to make this possible.

Further Information:

- Council: Eastleigh Borough Council
- Council Tax: B
- EPC Rating: C - 70
- Local Primary Schools: Cherbourg Infant & Junior Schools
- Local Secondary School: Crestwood
- Windows: Double Glazed
- Heating: Gas Central Heating
- Parking: On Street At Current
- 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.



TOTAL FLOOR AREA: 782 sq.ft. (72.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing information, measurements of areas, boundaries, distances and 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 floorplan 10/20)



Energy Efficiency Rating	
Current	Potential
(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
(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 CO₂ emissions

England & Wales EU Directive 2002/91/EC

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