











Chatsworth Road - £300,000

## 53 Chatsworth Road, Eastleigh, SO50 4PE

## **Offers In Excess Of**

Stanford Estate Agents are delighted to offer to the market this well presented and conveniently situated, three bedroom, mid terraced home located in a quiet and requested part of Boyatt Wood, Eastleigh. Benefitting from great space throughout and a separate garage, this property makes an ideal first family home.

Accommodation on the ground floor consists of a spacious lounge/diner with sliding patio door to the rear garden and a modern kitchen with ample space for freestanding appliances and another pedestrian door giving access to the garden. The first floor has three good sized bedrooms consisting of two doubles and a single. All bedrooms are serviced by the modern, three piece bathroom comprising of a panel enclosed bath with shower over, wash hand basin and WC.

Externally the property occupies an enviable location opposite the green, giving ample privacy and a welcoming entrance. The rear garden is mostly laid to lawn with a decked area and purpose built flower beds. The garden is fully secure via panel enclosed fencing and offers rear access via a secure wooden gate. To the rear is a garage within a block and accessed via an up and over door. Off road parking on hardstanding is available in front of the garage.

Further Information:

Council: Eastleigh Borough Council

Council Tax: C

EPC Rating: TBC - ORDERED

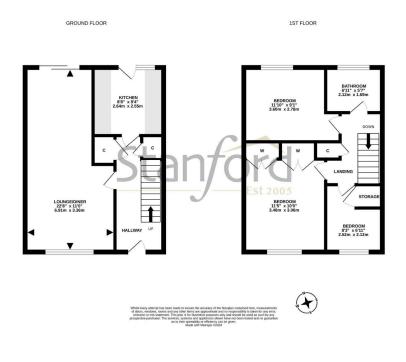
Local Primary Schools: Shakespeare Infant & Junior School Local Secondary School: Crestwood Community School

Windows: Double Glazed Heating: Gas Central Heating Boiler Age: 2020

Parking: Off Road Parking & Garage Sellers Situation: To Find On Viewing: By Appointment Only

## Local Information:

Boyatt Wood is a mainly residential area of Eastleigh with fantastic commuter links to the M27 & M3. Its located a moments walk from the town centre of Eastleigh, however, has its own array of amenities such as post office, shops and doctors. Local schools come highly regarded and are well sought out by residents. Large playing fields and local woodlands are all moments away offering semi rural walks to as far as Winchester.

















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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



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