



20 Conduct Gardens, Eastleigh, SO50 9QG

Asking Price £385,000

Stanford Estate Agents are pleased to bring to the market this spacious, modern and well presented, three bedroom, semi detached home occupying an ideal and private location within the sought after Sirocco Park development in Eastleigh.

Accommodation on the ground floor consists of a useful cloakroom with WC facilities, a modern Kitchen/Breakfast room with some built in appliances and space for further freestanding appliances and finishing the ground floor is an excellent, fully tiled, living room with French doors to the rear garden. The first floor only compliments the excellent finish of the ground floor with three great sized rooms of which two are comfortable doubles and the principal bedroom benefits further from ensuite facilities. The remaining two bedrooms are serviced via the three piece, family bathroom comprising of a panel enclosed bath with shower over, wash hand basin and WC.

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.

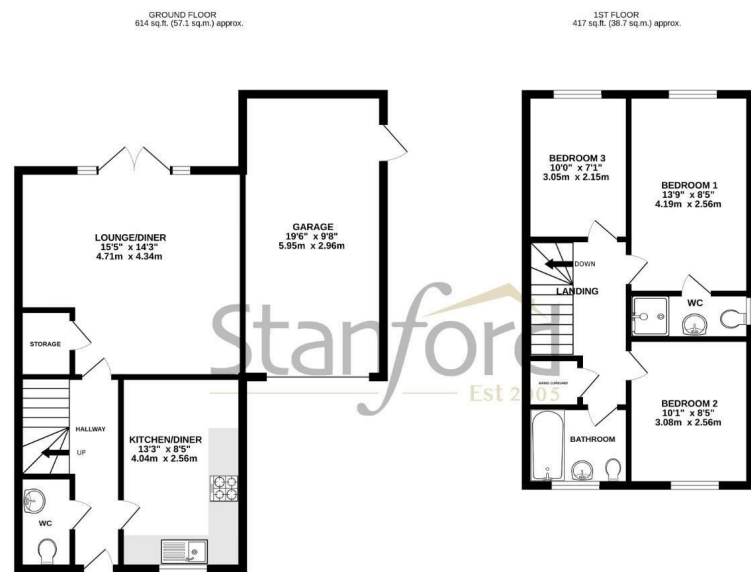
Externally the property sits in the corner of a no through road and gives space for off road parking on a fully paved driveway. Access to the garage is offered to the front via an up and over door sand access to the rear garden via the pedestrian side gate and passageway. The rear garden has been landscaped to be low maintenance while also offering tranquillity and a sense of privacy not often found on developments. Consisting of artificial grass and gravel paths and entertaining areas this property welcomes a garden get together! Access to the garage can also be reached via the side path back to the front and is a useful and rare addition to the home.

Further Information:

- Council: Eastleigh Borough Council
- Council Tax: C
- EPC Rating: C - 79
- Local Primary Schools: Norwood Infant & Junior Schools
- Local Secondary School: Crestwood
- Windows: Double Glazed
- Heating: Gas Central Heating
- Parking: Driveway, Garage and Visitor Parking
- Sellers Situation: Found New Build
- 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



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	

Very energy efficient - lower running costs

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	

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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