



98 Somers Way, Eastleigh, Hampshire, SO50 5TQ

Asking Price £280,000

Stanford Estate Agents are pleased to offer this well presented and ideally located, two double bedroom, terraced home located in the popular Lakeside development of Eastleigh. Offering off road parking, garage and ensuite facilities the property makes an ideal first time home.

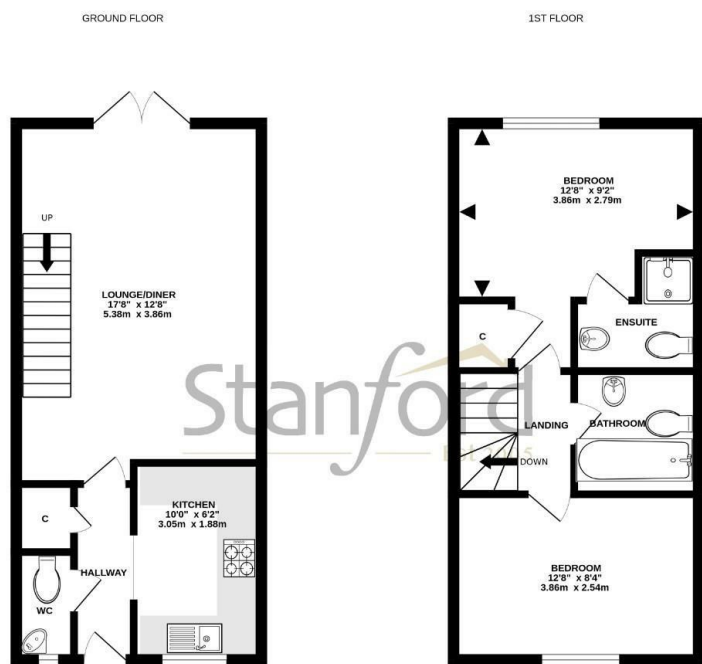
Accessed via an up and over door. The rear garden is mostly laid to lawn with a patio seating area. The garden is fully secure and gated pedestrian access is available. A designated parking space can be found parallel to the garden for one vehicle however, two vehicles can be parked there in tandem.

Further Information:

- Local Council: Eastleigh Borough Council
- Council Tax Band: B
- EPC Rating: Ordered - TBC
- Local Primary Schools: Cherbourg Infant & Junior School
- Local Secondary School: Crestwood Community School
- Windows: Double Glazed
- Heating: Gas Central Heating
- Parking: Garage & Parking Space To Rear
- Sellers Situation: To Find On
- 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 their 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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a guide to prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency. See the agent for details.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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
Very environmentally friendly - lower CO ₂ emissions			
(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 CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Tel: 023 8064 7272
Email: eastleigh@stanfordestateagents.co.uk
Address: 23High Street, Eastleigh, SO50 5LF



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

