



114 Campbell Road, Eastleigh, SO50 5AE

Offers In Excess Of

£210,000

Stanford Estate Agents are pleased to offer this two double bedroom, mid terrace home requiring some modernisation to the market with no forward chain. Located a stones' throw away from Eastleigh town centre and its array of amenities this property makes for a convenient and ideal first time buy.

Accommodation consists of two large reception rooms, a kitchen with an array of units, freestanding appliance space and door to the rear garden. The first floor has two double bedrooms both serviced via a purpose installed wet room.

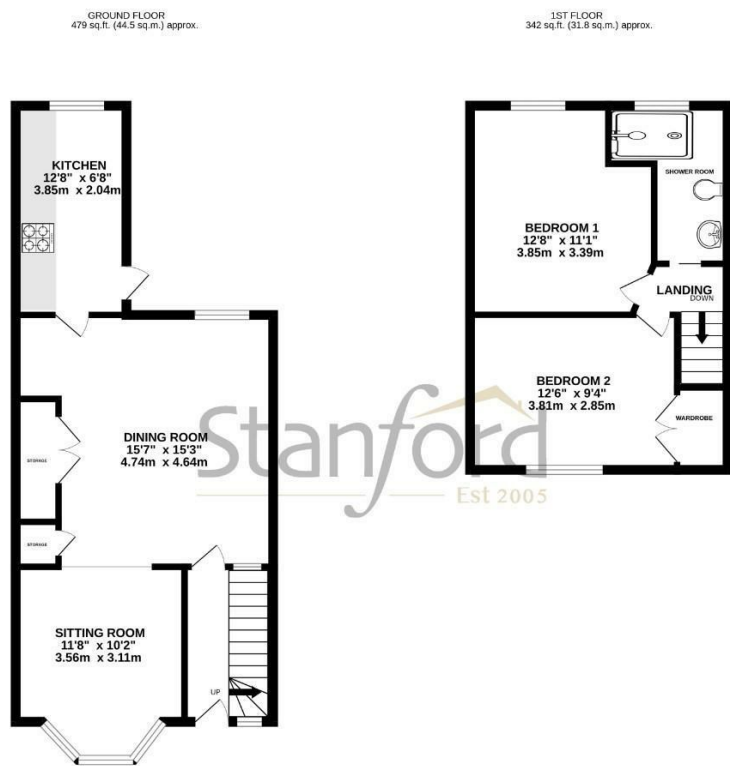
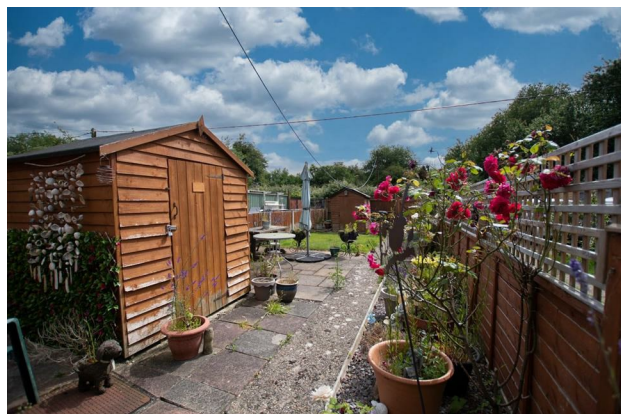
Externally the property is located to the end of Campbell Road a short walk to the local green and park. The front garden is pathed with shingle beds (the ramp is being removed). The rear garden is made up of patio and lawn with hardstanding, housing two purpose built wooden sheds. The garden is fully secure via panel enclosed fencing and offers rear pedestrian access.

Further Information:

- Local Council: Eastleigh Borough Council
- Council Tax Band: B
- EPC Rating: TBC - Ordered
- Local Primary School: The Crescent Infant & Junior School
- Local Secondary School: Toynbee School
- Windows: Double Glazed
- Heating: Gas Central Heating
- Sellers Position: No Forward Chain
- Viewing: By Appointment

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: 821 sq.ft. (76.3 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the description and floor measurements of doors, windows, 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 be used as a guide only and prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their quantity or efficiency can be given.
 Date: 08/10/2021

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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		



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

