

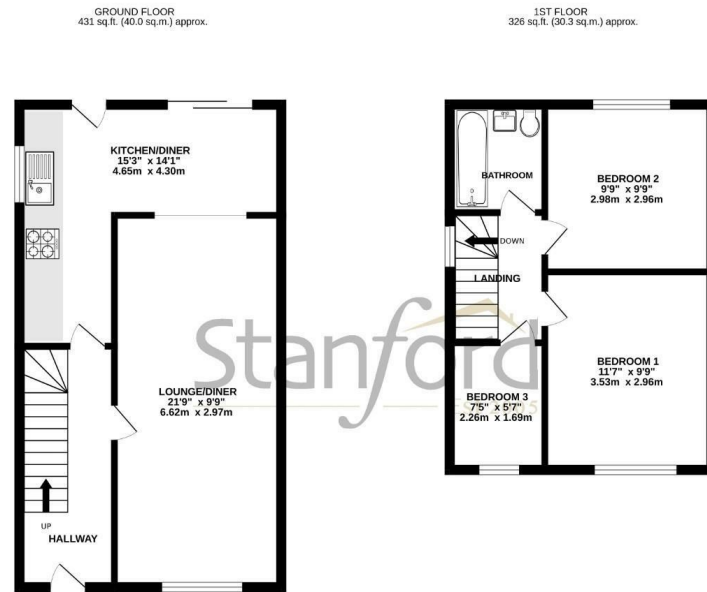


5 Burns Road, Eastleigh, SO50 5DW

Offers In Excess Of

£720 000

Stanford Estate Agents are pleased to bring to the market this conveniently situated, three bedroom, end of terrace house with a stunning rear garden. Benefitting from off road parking, being well presented throughout and an ideal location to make use of Eastleigh Town Centres amenities.



TOTAL FLOOR AREA: 757 sq.ft. (70.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of each building should not be taken as an absolute and are intended as a guide only. The purchaser should verify the dimensions of the property and any other details on inspection and should not rely on the floorplan or this statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The vendor, agent and appraiser shall have no liability and no warranty as to their accuracy or efficiency can be given.
 Issue with Average 02/24



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		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

