

2a Archers Road, Eastleigh, SO50 9AR

Asking Price £150,000

Stanford Estate Agents are offering this delightful and conveniently situated, one bedroom, ground floor maisonette in the centre of Eastleigh with no forward chain. Benefitting from a private garden, an road parking space and is walking distance to the town centre and its array of amenities.

Accommodation is across the ground floor with the entrance door to the side. The space on offer comprises of a double bedroom, large lounge with bay window, a 13ft kitchen with fitted wall and base units, an inner entrance with large storage cupboard and a three piece bathroom comprising panel enclosed bath with shower over, WC and wash hand basin.

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.

Externally the property has a low maintenance and fully secure garden that is a mix of artificial grass and patio. A designated parking space is located to the rear and further on road parking is available with a permit.

Further Information:

- Local Council: Eastleigh Borough Council
- Council Tax Band: A
- Sellers Position: No Forward Chain
- Heating: Gas Central Heating
- Windows: Double Glazed
- Parking: One Allocated Space To The Rear
- Viewing: By Appointment Only

The seller has provided the following lease information, however, this information should be clarified by a conveyancer/legal advisor before completing a purchase.

Freeholder: This property owns the freehold to the building incorporating the property above - the property above pays £50 a year ground rent to the freeholder - buildings insurance is jointly split upon new quote every year and (organised by the freeholder)

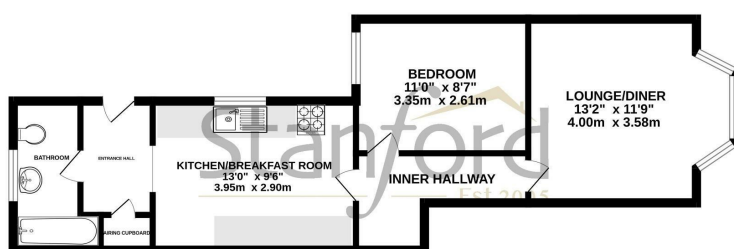
- Tenure: Leasehold
- Lease: 125 years
- Lease Left: 89 Years
- Ground Rent: £0
- Service Charge: £0

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



GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA: 491 sq.ft. (45.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Dimensions in this document. This plan is for illustrative purposes only and should not be used as such in any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency can be given.
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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

