



George Street - £260,000

Stanford
Est 2005



42 George Street, Eastleigh, Hampshire, SO50 9BU

Asking Price £260,000

Stanford Estate Agents are delighted to offer this three bedroom mid-terrace family home located in a requested and convenient location in Eastleigh, close to the mainline train station and amenities. The property is spacious throughout and although does require some modernisation in areas it also provides the perfect opportunity to make this home your own. An internal viewing is highly recommended.

Accommodation on the ground floor consists of a 13ft lounge with sash bay window to the front aspect, a 14ft dining room and a downstairs wet room, comprising of a walk in shower, pedestal wash hand basin and low level WC. The kitchen is overlooking the garden and is fitted with wall and base level units, built in oven and hob with extractor over, space for a fridge/freezer and washing machine, wall mounted boiler. There is access to the garden via the lean to at the side of the property. The first floor houses all three bedrooms and an upstairs cloakroom/WC.

Externally the front garden is shingled with a mature hedge and pathway leading to the front door. The rear garden is enclosed by wood panel fencing and complimented by mature trees and shrubs, a lawned area and rear access via a wooden gate.

** The seller has provided the following lease information, however, this information should be clarified by a conveyancer/legal advisor before completing a purchase. Absentee freeholder, Solicitors can look into buying freehold **

Original Lease: 999 years from 1886
Lease Remaining: 861 years
Pepper Corn ground Rent: £5 Per Annum

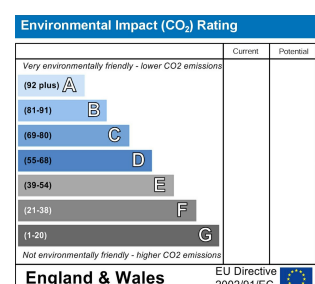
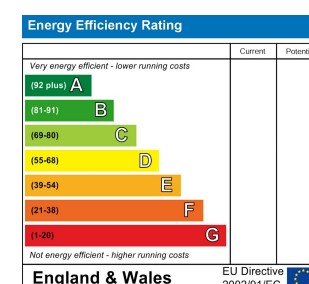
Further Information:

Local Council: Eastleigh Borough Council
Council Tax Band: B
EPC Rating: D
Local Primary School: The Crescent Primary School
Local Secondary School: The Toynebee School
Windows: Double Glazed
Heating: Electric
Parking: On Street Parking
Sellers Position: No Forward Chain
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 forget 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.



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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

