



Stranding Street - £365,000



2 Stranding Street, Eastleigh, Hampshire, SO50 5GQ

£365,000

Stanford Estate Agents bring to the market with no forward chain this exceptionally well presented and conveniently located, four bedroom, town house in central Eastleigh. With off road parking for two vehicles, spacious living space and a 27ft principal bedroom with ensuite facilities.

Accommodation comprises across three floors and the ground floor offers a modern kitchen with bay window, a cloakroom with WC facilities, useful utility room and a spacious lounge/diner with access to the rear garden. The first floor offers three bedrooms with bedroom two benefitting further from ensuite facilities. The remaining bedrooms are serviced by the neutral, three piece family bathroom. The principal bedroom on the second floor is of an enviable size with built in wardrobes, ensuite facilities and a feel more like a small apartment than a bedroom!

Externally, the property has two private parking spaces to the front. The rear garden is mix of lawn and paved brick, it is easily manageable and fully secure via brick wall and panel enclosed fencing. Rear gated pedestrian access is available.

Further Information:

Local Council: Eastleigh Borough Council

Council Tax Band: D

Local Primary Schools: Norwood Infant & Junior School

Local Secondary School: Crestwood Community School

Sellers Position: No Forward Chain

Local Information:

Eastleigh is a thriving town in Hampshire, located between Southampton & Winchester. The town lies on the river Itchen, originally a village until the early 19th century when it was developed into a railway town. Those railway town roots are still firmly imprinted with two mainline train stations providing trains to Winchester in approx 20 minutes and London Waterloo in an just over an hour. Those looking for commuter links other than rail are truly spoilt too with junctions to the M27 & M3 motorways, with Southampton Airport minutes away for some domestic and European trips. The town itself offers an array of amenities including supermarkets as well as several boutiques and independent shops. Residential homes come in all shapes, sizes and age from 1800's thatched cottages to 1900's 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 green open spaces and walks with the latter having a small passenger steam train paying further homage to the roots of the town.



TOTAL FLOOR AREA: 1322 sq.m. (122.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, walls and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency. Call for plan.
 Scale: 1:1000 (approx.)



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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



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