



Arnold Road - £290,000

Stanford
Est 2005



21 Arnold Road, Eastleigh, SO50 5AR

£290,000

Stanford Estate Agents present to the market this desirable, three-bedroom, double bay fronted, terraced home in Eastleigh with no forward chain. Benefitting from being located on a one-way road, spacious rooms throughout and the potential for off road parking to the rear.

Accommodation comprises of a large 13ft, bay windowed lounge with open plan access to the dining room. The kitchen sits towards the rear of the property with a range of wall and base units and leads to a useful utility room and cloakroom with WC facilities. The first floor offers three good sized bedrooms with bedroom one benefiting further from built in wardrobes and a bay window. All bedrooms are serviced via the three-piece family bathroom.

Externally the property sits off the one-way road amongst similar homes. A front garden with low level security wall and metal gate lead to the front door. The front garden is stone paved for low maintenance. The rear garden backs onto a useful service road where neighbouring homes have added off road parking or garages. The garden is currently mostly laid to lawn with a hardstanding area and bordered by matures shrubs and raised flower beds. A metal shed is available for garden storage. The garden is fully secure via panel enclosed fencing and a secure wooden gate to the service road.

The property has recently undergone some renovations to the front of the house and some considerable replastering and damp protection on the ground floor further future proofing this home for the next owners.

Further Information:

Local Council: Eastleigh Borough Council

Council Tax Band: C

EPC Rating: TBC - Ordered

Local Primary School: Cherbourg Infant & Junior School

Local Secondary School: Crestwood

Windows: Double Glazed

Heating: Electric Heating (Gas is in the property)

Parking: On Street – Permit (Off Road Parking Can Be Put In At The Rear)

Utilities: Mains

Broadband: See Ofcom Website – www.ofcom.org.uk

Phone Signal: See signalchecker.co.uk

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 commuter's 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 their 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.

Offer Check Procedure:

Please note any offer needs to be verified for legal anti-money laundering regulations and any prospective buyer will need to produce identification documents. Properties will not be removed from the market until anti money laundering and financial qualification checks have been satisfied. Prospective buyers are reminded that the details including any measurements indicated are for guidance only and they should seek their own measurements before committing to any expense. We thank you in advance for your co-operation.



TOTAL FLOOR AREA: 963 sq ft (89.4 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or error statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, fixtures and fittings shown here are for information only and are not guaranteed. Made with MetreX 2.0.25



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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