



Consort Road - £335,000

Stanford  
Est 2005





40 Consort Road, Eastleigh, SO50 4JB

£335,000

Stanford Estate Agents are pleased to bring to the market this rarely available and desirable, family home in located in Eastleigh. Being well presented throughout with a great sized, family garden and spacious rooms throughout, this property would make an ideal family home.

Summary:

The accommodation briefly comprises of a well presented lounge with a bay window, a large dining room with a single door to the rear garden and a modern, well presented kitchen with fitted appliances with a further door to the rear garden. The first floor provides space in the form of two double bedrooms with the principal bedroom benefitting further from wall to wall fitted wardrobes. A further single bedroom to the rear and a family bathroom.

Externally, the property has an imposing appearance to the front with the sought after bay windows. The rear garden is mostly laid to lawn with a paved seating area and side space with pedestrian gated access. There is a large purpose built shed offering ample storage space.

- Further Information:
- Local Council: Eastleigh Borough Council
  - Council Tax Band: C
  - EPC Rating: D - 65
  - Local Primary School: Shakespeare Infant & Junior School
  - Local Secondary School: Crestwood
  - Windows: Double Glazed
  - Heating: Gas Central Heating
  - Parking: On Street
  - Utilities: Mains
  - Broadband: See Ofcom Website -
  - Phone Signal: See signalchecker.co.uk
  - Sellers Position: To Find Forward
  - Viewing: By Appointment Only

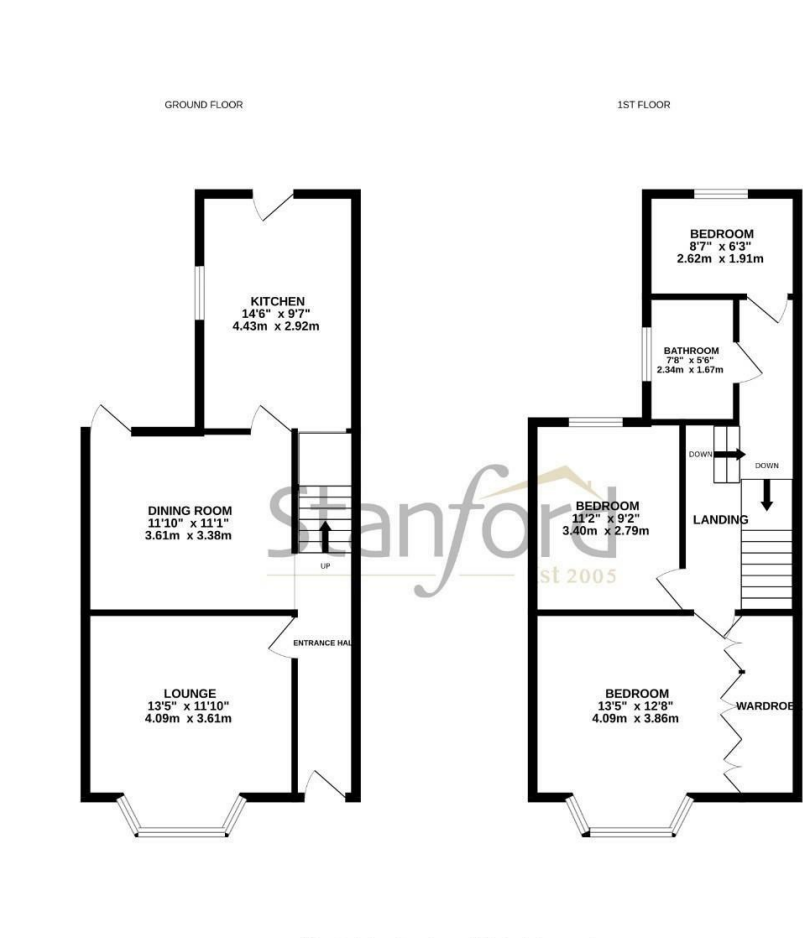
Local Information:

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

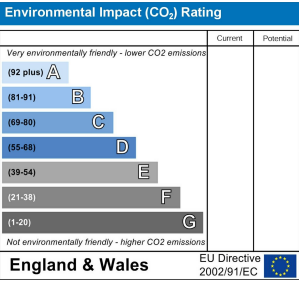
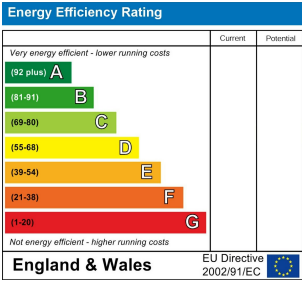
Country Park are favoured by locals for there greenery, open spaces and walks with the latter having a small passenger steam train paying further homage to the roots that the town was founded.

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.



Tel: 023 8064 7272  
Email: eastleigh@stanfordestateagents.co.uk  
Address: 23High Street, Eastleigh, SO50 5LF



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

