



26, Westfield Road, Eastleigh, SO53 3GS
Chain Free £240,000

Don't miss out on the opportunity to own this fantastic property in Chandler's Ford. With its prime location, three bedrooms, and needing complete renovation, this house is just waiting for someone to turn it into a beautiful home. Contact us today to arrange a viewing and start envisioning the possibilities!

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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The property is accessed from via a wooden glazed door with leaded lights opening to

Entrance Hallway

Obscure glazed window to the side aspect, Textured ceiling, ceiling light point.

Staircase leading to the first floor landing



Dining Area 7'5" x 7'10" (2.27 x 2.4)

Timber clad ceiling, double glazed leaded light to the front aspect.

A door gives access to the entrance hallway.

Lounge / Diner 26'2" x 11'9" (8. x 3.6)

Accessed from the entrance hallway with a textured ceiling, coving, ceiling light point,

The room centres on fireplace

Sliding patio doors open to a conservatory.



Inner Lobby 6'6" x 5'10" (2.0 x 1.8)

Vanity unit with wash hand basin, low level wc,

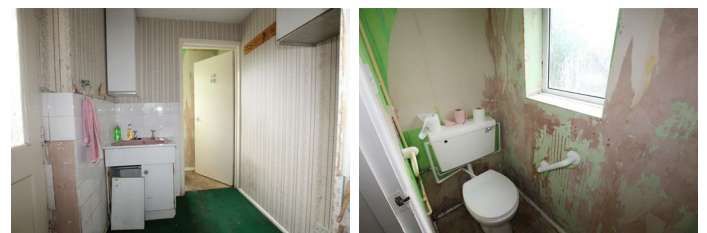
Conservatory

Of

Kitchen 11'5" x 8'10" (3.5 x 2.7)

Fitted with a range of low level cupboard and drawer base units with a heat resistant worksurface. Inset single drainer stainless steel sink unit with mixer tap, space and plumbing for a dishwasher, space for a free standing oven. Tiled splashbacks

Light is provided by a double glazed window on looking to the lean-to.



First Floor

The landing is accessed by a staircase from the entrance hallway. Textured ceiling, ceiling light point.

Bedroom 1 10'5" x 11'1" (3.2 x 3.4)

Double glazed window to the front aspect, textured ceiling, ceiling light point.

A door opens to an airing cupboard providing useful storage.



Bedroom 2 8'6" x 10'9" (2.6 x 3.3)

Double glazed window to the front aspect, built in wardrobe.



Bedroom 3 8'2" x 7'10" (2.5 x 2.4)

Double glazed window to the rear aspect.



Conservatory 9'6" x 8'2" (2.9 x 2.5)

Upvc double glazed with a polycarbonate roof. Double opening doors giving direct access to the rear garden.



Rear Garden

Stepping out from the conservatory onto an area laid to patio. Enclosed garden with timber fencing to all sides.



Lean to 6'2" x 9'6" (1.9 x 2.9)



Bathroom 9'2" x 5'10" (2.8 x 1.8)

Fitted with a coloured suite comprising corner bath with telephone taps and shower attachment and electric shower over, pedestal wash hand basin, low level wc. Fully tiled walls.

Obscure double glazed window to the rear aspect,



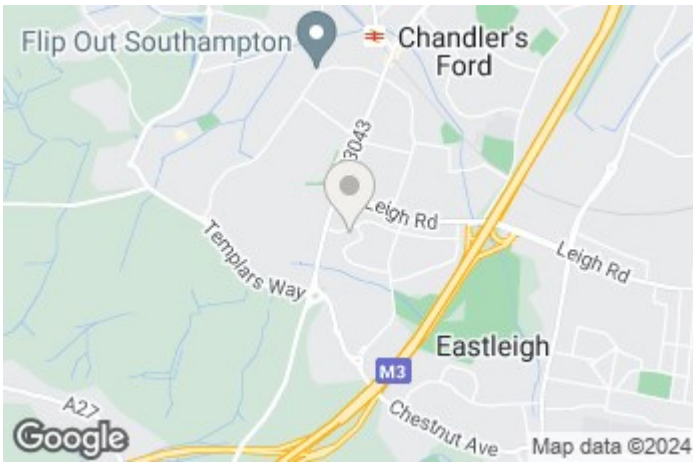
Garage





Rear parking



Council Tax Band C



| 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 | | | |
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| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | |  |