



51 Cranbury Road, Eastleigh, SO50 5HB

welcome to

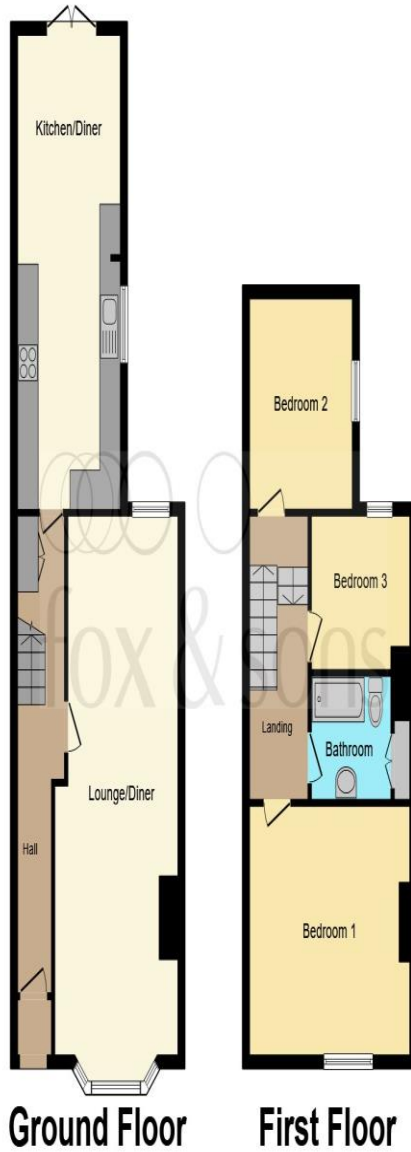
51 Cranbury Road, Eastleigh, SO50 5HB

A beautifully maintained and presented three bedroom character house minutes from the town centre mall and cinema, a short walk to schools, the station and bus station, and with fast access to the M3 & M27.

The property has been considerably extended to the ground floor rear and provides entrance hall, spacious lounge/dining room, modern and quality kitchen/dining room, and the family bathroom is on the first floor. Gas central heating and double glazing.

Please call Fox & Sons to arrange your viewing.





Total floor area 109.9 sq.m. (1,183 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Lounge / Diner

20' 5" x 9' 9" Max (6.22m x 2.97m Max)

Kitchen / Diner

23' 5" x 10' Max (7.14m x 3.05m Max)

Bedroom 1

14' 6" x 13' (4.42m x 3.96m)

Bedroom 2

10' 10" x 10' 5" (3.30m x 3.17m)

Bedroom 3

10' 5" x 6' 5" (3.17m x 1.96m)

welcome to

51 Cranbury Road, Eastleigh, SO50 5HB

- Beautifully Maintained
- Modern 1st Floor Bathroom
- Considerably Extended
- A Large Character Home
- Lounge/Dining Room
- Extended Kitchen/Dining
- Three Bedrooms
- Sought After Location

Tenure: Freehold EPC Rating: C

£325,000



view this property online fox-and-sons.co.uk/Property/ELH105997

Please note the marker reflects the postcode not the actual property



Property Ref:
ELH105997 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons



023 8061 8522



Eastleigh@fox-and-sons.co.uk



44 Market Street, EASTLEIGH, Hampshire, SO50 5RA



fox-and-sons.co.uk