



**228 Desborough Road, Eastleigh, SO50 5NH**

**welcome to**

**228 Desborough Road, Eastleigh, SO50 5NH**

A superb, very spacious, Victorian style, three-bedroom home has come to the market, situated in the sought after location of Eastleigh. The property is well portioned throughout and has approved planning permission in place, perfect for those needing some extra space or wanting to extend.

The property falls into Shakespear Junior School & Crestwood Community School catchments areas. Eastleigh Town centre is minutes away, with a host of shopping & Entertainment facilities and a mainline train & bus station, with fast access to the M3 & M27.

The ground floor boasts a kitchen, open plan lounge and dining area. The kitchen conveniently offers access to the rear garden and the family bathroom is located downstairs. On the first floor you will find three double bedrooms.

The property also benefits from a garage to the rear with private allocated parking in front, double glazing, built-in wardrobes and gas central heating throughout.

***Internal viewing highly recommended.***

***Contact us now to book directly!!***





**Ground Floor**

**First Floor**

Total floor area 98.8 sq.m. (1,063 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**Lounge**

14' 4" including bay x 11' 3" ( 4.37m including bay x 3.43m )

**Dining Room**

11' 10" plus recess x 12' 6" ( 3.61m plus recess x 3.81m )

**Kitchen**

9' x 9' 9" ( 2.74m x 2.97m )

**Bedroom One**

11' 7" x 13' 5" ( 3.53m x 4.09m )

**Bedroom Two**

12' plus recess x 8' 1" ( 3.66m plus recess x 2.46m )

**Bedroom Three**

9' 5" plus recess x 10' 10" ( 2.87m plus recess x 3.30m )

welcome to

## 228 Desborough Road, Eastleigh, SO50 5NH

- Three Bedroom Victorian Style Property
- Garage To The Rear & Private Allocated Parking In front of Garage
- Private Rear Garden With Access To Garage
- Built-in Wardrobes to Bedroom One
- Shower Cubicle and Bathtub In Bathroom
- Approved Planning Permission For Extension
- Open Plan Lounge/Dining Area
- INTERNAL VIEWING HIGHLY RECOMMENDED!!

Tenure: Freehold EPC Rating: D

offers in excess of  
**£300,000**



**view this property online** [fox-and-sons.co.uk/Property/ELH106165](https://fox-and-sons.co.uk/Property/ELH106165)

Please note the marker reflects the  
postcode not the actual property



Property Ref:  
ELH106165 - 0004

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](mailto:Eastleigh@fox-and-sons.co.uk)



44 Market Street, EASTLEIGH, Hampshire, SO50  
5RA



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)