



The Quadrangle, Eastleigh SO50 4FX

welcome to
The Quadrangle, Eastleigh

Tucked away in a peaceful cul-de-sac, this charming three-bedroom home offers a perfect blend of space and comfort. With bright living areas, a lovely conservatory, and a generous garden, it's ideal for families. Close to local schools and amenities, it's a fantastic opportunity to make it your own!





Ground Floor

First Floor

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



Front Of Property

Entrance Hall

Living Room

12' 5" x 10' 10" extending to 12' 5" (3.78m x 3.30m extending to 3.78m)

Dining Room

10' 11" x 10' 9" extending to 11' 5" (3.33m x 3.28m extending to 3.48m)

Conservatory

11' 9" x 10' (3.58m x 3.05m)

Kitchen

10' 5" x 7' 8" (3.17m x 2.34m)

Cloakroom

Landing

Bedroom 1

10' 11" x 10' 9" (3.33m x 3.28m)

Bedroom 2

10' 11" x 8' 9" (3.33m x 2.67m)

Bathroom

Bedroom 3

10' 10" x 7' 3" (3.30m x 2.21m)

Rear Garden

welcome to

The Quadrangle, Eastleigh

- QUIET CUL-DE-SAC LOCATION
- DRIVEWAY
- SIDE ACCESS
- TWO RECEPTION ROOMS
- CONSERVATORY TO REAR

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£325,000

directions to this property:

Fox and Sons Estate Agents Eastleigh

44 Market St, Eastleigh SO50 5RA

Head south on Market St towards Wells Place

0.1 mi

Turn left onto Wells Pl

240 ft

At the roundabout, take the 1st exit onto Southampton Rd/A335

Go through 1 roundabout

0.5 miles



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/ELH106428



Property Ref:
ELH106428 - 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



023 8061 8522



Eastleigh@fox-and-sons.co.uk



44 Market Street, EASTLEIGH, Hampshire, SO50 5RA



fox-and-sons.co.uk