



Dutton Lane, Eastleigh SO50 6AB

welcome to
Dutton Lane, Eastleigh

Charming three-bedroom terraced home within walking distance of Eastleigh town centre. Features spacious lounge and dining room, kitchen/breakfast room, rear garden with access, and on-street parking. Ideal for families or professionals. Freehold.





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



Entrance Hall

Parking

Living Room

14' 10" x 10' 10" (4.52m x 3.30m)

Dining Room/ Bedroom Four

11' 11" x 8' 10" (3.63m x 2.69m)

Kitchen

15' 4" x 8' 6" (4.67m x 2.59m)

Rear Garden

Landing

Bedroom One

14' 5" x 14' 2" (4.39m x 4.32m)

Bedroom Two

11' 10" x 8' 11" (3.61m x 2.72m)

Bathroom

Bedroom Three

8' 4" x 7' 5" (2.54m x 2.26m)

welcome to

Dutton Lane, Eastleigh

- WALKING DISTANCE TO TOWN CENTRE
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- DOUBLE GLAZED
- TWO DOUBLE BEDROOMS

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

directions to this property:

Starting from Fox and Sons Estate Agents Eastleigh

44 Market St, Eastleigh SO50 5RA

Head south on Market St towards Regal Walk

Turn left onto Wells Place

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

Continue to follow A335

At the roundabout, take the 4th exit onto Bishopstoke Rd/B3037

Turn left onto Dutton Lane

Destination will be on the right where you will find the property as indicated by a Fox and Sons for sale board



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/ELH106719



Property Ref:
ELH106719 - 0013

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.


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