

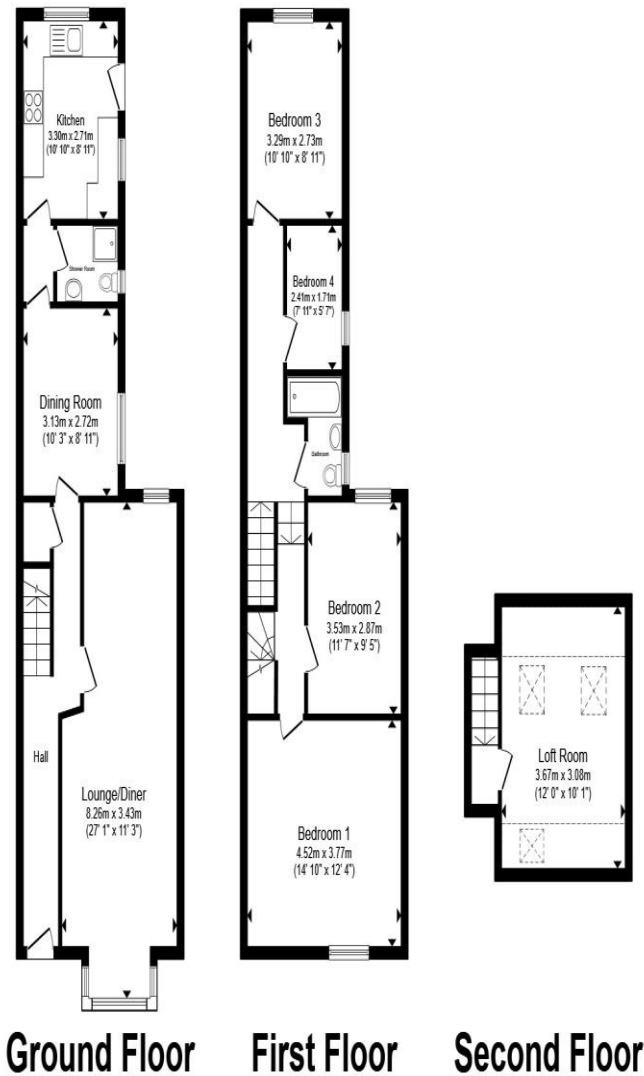


Cranbury Road, Eastleigh. SO50 5HB

welcome to
Cranbury Road, Eastleigh

Spacious four-bedroom home in Eastleigh town centre with a versatile loft room, low-maintenance garden, rear access, garage and parking. Features new boiler and fresh carpets, set just moments from shops, schools, parks and excellent transport links.





Total floor area 132.7 m² (1,428 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.propertybox.io



Front Of Property

Entrance Hall

Living Room

27' 1" x 11' 3" (8.26m x 3.43m)

Dining Room

10' 3" x 8' 11" (3.12m x 2.72m)

Shower Room

Kitchen

10' 10" x 8' 11" (3.30m x 2.72m)

Landing

Bedroom 1

14' 10" x 12' 4" (4.52m x 3.76m)

Bedroom 2

11' 7" x 9' 5" (3.53m x 2.87m)

Bathroom

Bedroom 3

10' 10" x 8' 11" (3.30m x 2.72m)

Loft Space

Bedroom 4

7' 11" x 5' 7" (2.41m x 1.70m)

Loft Room

12' x 10' 1" (3.66m x 3.07m)

Rear Garden

Garage

16' 1" x 7' 11" (4.90m x 2.41m)

Parking

welcome to Cranbury Road, Eastleigh

- NEW BOILER
- FOUR BEDROOMS
- ADDITIONAL LOFT ROOM
- PARKING
- GARAGE

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

Directions to this property:

Starting from Fox and Sons Estate Agents Eastleigh

44 Market St, Eastleigh SO50 5RA

Walk north on Market St towards Leigh Rd

108 ft

Turn left onto Leigh Rd

351 ft

Slight right to stay on Leigh Rd

0.1 mi

Turn left onto Cranbury Rd where you will find the property to the right.



Please note the marker reflects the
postcode not the actual property

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Property Ref:
ELH106811 - 0005

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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