



**Passfield Close, Eastleigh. SO50 9NG**

fox & sons

**welcome to  
Passfield Close, Eastleigh**

Bright three-bedroom end-terrace home offering generous living space and a superbly sized garden. Features include a spacious lounge/diner, practical kitchen, two double bedrooms, garage in a nearby block and convenient on-street parking.



Tucked away in a popular residential area, this three-bedroom end-of-terrace home offers an exciting opportunity for a new owner to place their own stamp throughout.

The ground floor features a generous dual-aspect living/dining room providing an excellent space for relaxing or entertaining. The adjoining kitchen offers direct access to the rear and enjoys a practical layout with scope for redesign.

Upstairs, the property offers two well-proportioned double bedrooms along with a comfortable third bedroom ideal for a study, nursery or guest room. A family bathroom completes the first floor.

One of the standout features of this home is its impressive rear garden—larger than typically found in similar properties—offering superb potential for landscaping, outdoor dining and play areas.

The home also benefits from a garage situated in a nearby block, along with additional on-street parking for residents and visitors.

Well placed for local amenities, schools and transport links, this property presents an ideal canvas for buyers seeking a home they can tailor to their own taste in a convenient and desirable location.

### **Entrance Hall**

### **Lounge/Diner**

21' 11" x 11' 4" ( 6.68m x 3.45m )

### **Kitchen**

14' 1" x 9' 6" ( 4.29m x 2.90m )

### **Landing**

### **Bedroom One**

13' 8" x 10' ( 4.17m x 3.05m )

### **Bedroom Two**

11' 1" x 7' 11" ( 3.38m x 2.41m )

### **Bedroom Three**

9' 6" x 7' 2" ( 2.90m x 2.18m )

### **Loft Space**

### **Rear Garden**

### **Garage**

### **Parking**



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welcome to

## Passfield Close, Eastleigh

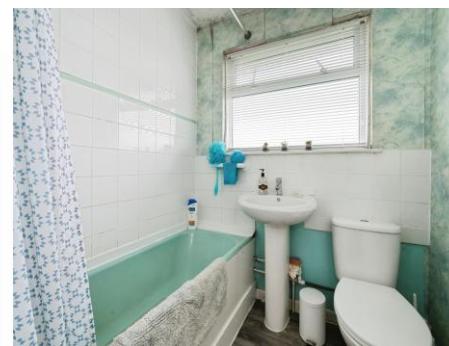
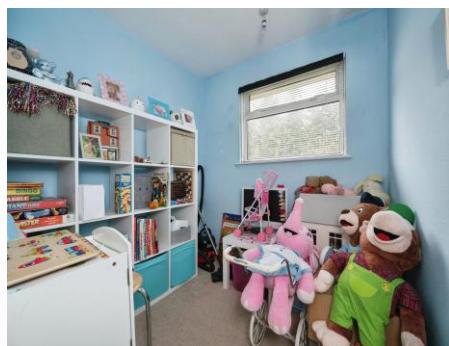
- LARGE GARDEN
- GAS BOILER
- GARAGE
- LARGE LOUNGE/DINER
- 

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1960. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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### directions to this property:

From Fox and Sons Estate Agents Eastleigh

44 Market St, Eastleigh SO50 5RA

Take Market St to Southampton Rd/A335 (0.2 mi)

Continue on Southampton Rd/A335 to Derby Rd (0.3 mi)

Turn right onto Derby Rd (0.8 mi)

At the roundabout, take the 2nd exit onto Passfield Ave (0.1 mi)

Turn right onto Passfield Cl

Your destination will be on the right



Please note the marker reflects the postcode not the actual property



Property Ref:  
ELH106865 - 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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