

sparks ellison
For Sale
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39 Harewood Close, Eastleigh, SO50 4NZ

£279,950

A beautifully presented two bedroom terrace home situated in a popular cul de sac location that provides convenient access to the centre of Eastleigh and east access on to the M3 motorway. The property enjoys a traffic free frontage and benefits from a good size sitting room with a kitchen/dining room overlooking the rear garden. Upstairs, both bedrooms benefit from wardrobes and there is a stunning bathroom suite. Externally there is a 34' south westerly facing rear garden and No.39 also benefits from a garage.

ACCOMMODATION:

GROUND FLOOR:

Entrance Vestibule:

Sitting Room:

13'11" x 13' (4.24m x 3.96m)

Kitchen / Dining Room:

13'1" x 10'9" (3.99m x 3.28m) Built in oven, built in gas hob, integrated extractor hood, integrated fridge freezer, integrated dishwasher, integrated washing machine, space for table and chairs.

FIRST FLOOR:

Landing:

Access to loft space.

Bedroom 1:

11' x 10'9" (3.35m x 3.28m) Fitted wardrobes along one wall.

Bedroom 2:

9'10" x 7'3" (3.00m x 2.21m) Built in wardrobe with boiler, built in airing cupboard.

Bathroom:

6'9" x 6'2" (2.06m x 1.88m) Comprising large bath with waterfall shower and handset over, wash hand basin, wc, tiled walls, tiled floor.

OUTSIDE:

Front:

Area laid to slate clippings.

Rear Garden

Measures approximately 34' x 15' benefitting from a pleasant south westerly aspect and comprising paved patio area, area laid to shingle, circular patio, planted beds, summer house with power, outside tap, gate providing rear access.

Garage:

Located in a nearby block. The garage for No.39 is the 4th in on the left hand side with black doors and numbered 39.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1970's

Approximate Area:

63.1sqm/680sqft

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating with vented system

Windows:

UPVC double glazing

Loft Space:

Partially boarded with ladder and light connected

Infant/Junior School:

Shakespeare Infant/Junior School

Secondary School:

Crestwood Community School

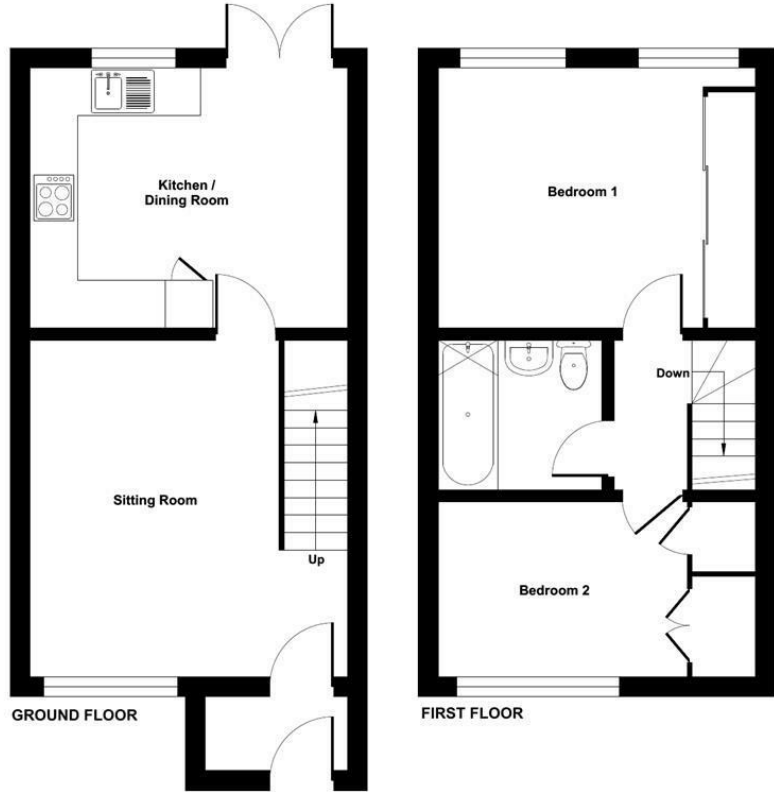
Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band B

Ground Floor = 351 sq ft / 32.6 sq m
 First Floor = 329 sq ft / 30.5 sq m
 Total = 680 sq ft / 63.1 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Sparks Ellison. REF: 1174078

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