



sparks ellison

44 Argosy Crescent, Eastleigh, SO50 5RW

£350,000

An attractive terrace property constructed in 2009 and situated close to Eastleigh Town Centre and providing easy access to Southampton Parkway Railway Station, Southampton International Airport and the M27 and M3 Motorways. The property provides deceptively spacious accommodation with two reception rooms as well as a Kitchen and cloakroom on the ground floor. There are three bedrooms and a bathroom on the first floor whilst the master bedroom boasts an en suite. Externally there is a low maintenance garden and two allocated parking spaces.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Stairs to first floor.

Cloakroom:

6'5" x 2'9" (1.96m x 0.84m) Comprising wash hand basin, wc.

Sitting Room:

17'10" x 10'10" plus bay (5.44m x 3.30m plus bay)

Dining Room:

12'8" x 7'10" plus bay (3.86m x 2.39m plus bay)

Kitchen:

11'10" x 9'8" approx (3.61m x 2.95m approx) Built in oven, built in gas hob, fitted extractor hood, space for fridge freezer, space and plumbing washing machine, space and plumbing for dishwasher, under stairs storage cupboard, boiler in cupboard.

FIRST FLOOR

Landing:

Access to loft space.

Bedroom 1:

15'5" plus recess x 11' (4.70m plus recess x 3.35m)

En Suite:

6'4" x 6'3" (1.93m x 1.91m) Comprising shower in cubicle, wash hand basin, wc.

Bedroom 2:

13'3" max x 9'4" (4.04m max x 2.84m) Built in airing cupboard.

Bedroom 3:

8'2" x 7'11" (2.49m x 2.41m)

Bathroom:

6'8" x 6'6" (2.03m x 1.98m) Comprising bath with shower attachment, wash hand basin, wc.

OUTSIDE

Front:

Area laid to bark split by pathway to front door.

Rear Garden:

Measures approximately 19' x 18' . Triangular in shape with area laid to artificial lawn, gate providing rear pedestrian access.

Parking:

There are two allocated parking spaces to the rear of the property.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

2009

Approximate Area:

102.7sqm/1106sqft

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft Space:

Partially boarded with ladder and light connected

Infant/Junior School:

Cherbourg Primary School

Secondary School:

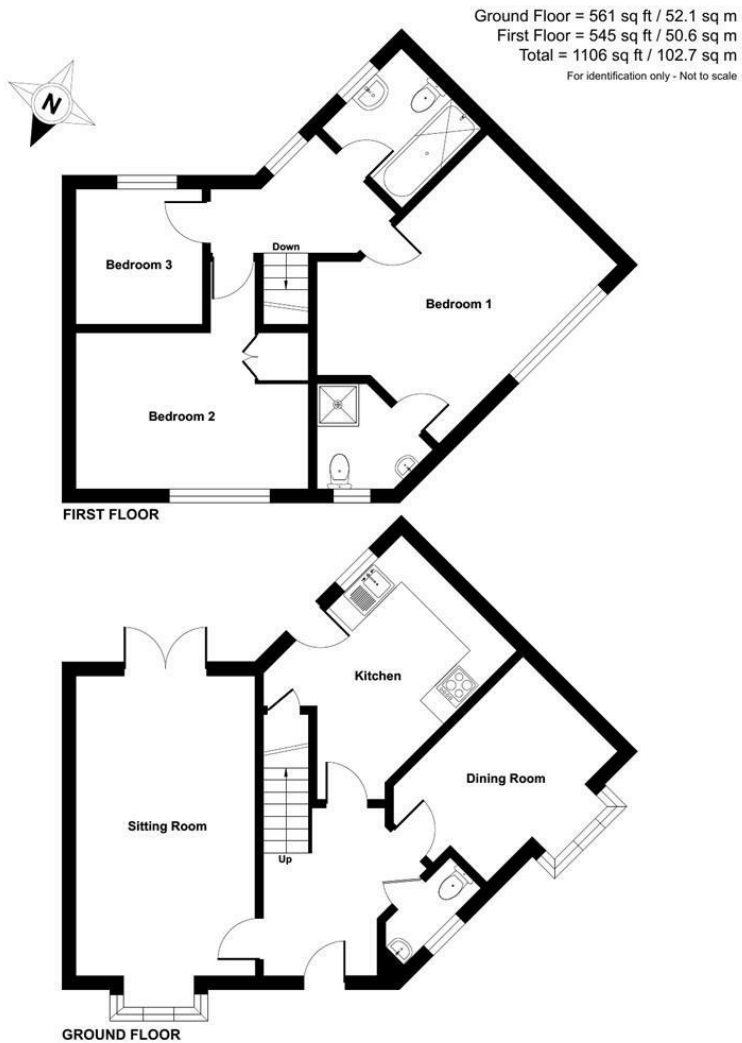
Crestwood Community School

Council Tax:

Band C

Local Council:

Eastleigh Borough Council - 02380 688000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	78	
(69-80) C		
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2024. Produced for Sparks Ellison. REF: 1203588

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