



sparks ellison

24 Bakers Crescent, Eastleigh, SO50 9QT

£365,000

An attractive double fronted three bedroom semi detached home forming part of this small development situated on the outskirts of Eastleigh and within walking distance to the town centre, schools and railway station. The property is presented in excellent condition throughout and benefits from a central reception hall leading to a cloakroom, dual aspect sitting room and dual aspect fully fitted kitchen/dining room. On the first floor the main bedroom benefits from an en-suite with two further bedrooms and family bathroom. Outside the property has the luxury of two off street parking spaces and a landscaped rear garden.

ACCOMMODATION

GROUND FLOOR

Reception Hall:
Stairs to first floor, coats cupboard.

Cloakroom:
Wash basin, w.c.

Sitting Room:
16'8" x 9'10" (5.08m x 3.00m) Dual aspect and double doors to rear garden.

Kitchen/Dining Room:
16'7" x 10' (5.05m x 3.05m) Range of cream gloss units, electric oven, gas hob with extractor hood over, integrated fridge freezer, washing machine and dishwasher, cupboard housing boiler, dual aspect windows, space for table and chairs.

FIRST FLOOR

Landing:

Bedroom 1:
12'5" x 10'1" (3.78m x 3.07m) Modern fitted matt grey wardrobe.

En-suite Shower Room:
10'2" x 3'11" (3.10m x 1.19m) Modern white suite comprising double width shower cubicle with glazed screen, wash basin, w.c.

Bedroom 2:
9'10" x 9'5" (3.00m x 2.87m)

Bedroom 3:
9'10" x 7' (3.00m x 2.13m)

Bathroom:
6'9" x 5'6" (2.06m x 1.68m) Modern white suite comprising bath with mixer tap, separate shower unit over, glazed screen, wash basin, w.c.

OUTSIDE

Front:
Planted borders and side path and gate to rear garden.

Rear Garden:
Approximately 32'2" x 24'3". Adjoining the house is a patio leading onto an area of artificial grass, enclosed by fencing, garden shed.

Parking:
Two allocated parking spaces to the front of the property.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
2017

Approximate Area:
84.6sqm/910sqft

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazed windows

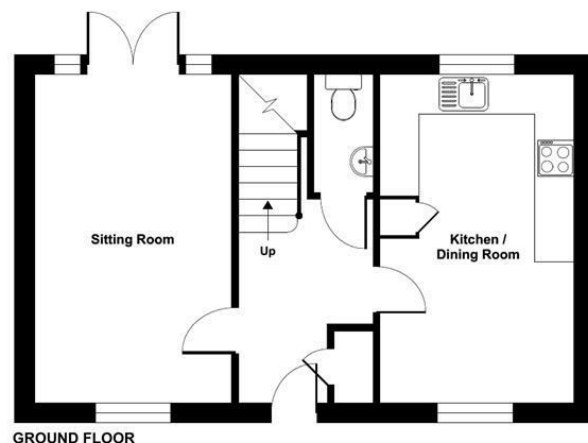
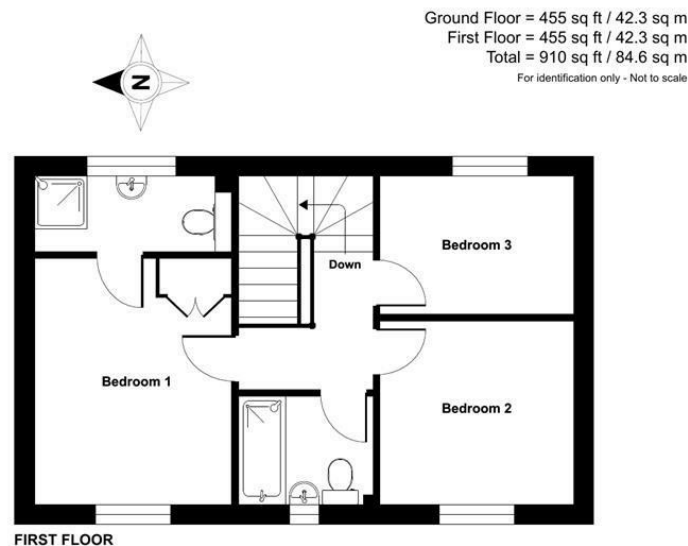
Loft Space:
Partially boarded with ladder and light connected

Infant/Junior School:
The Crescent Primary School

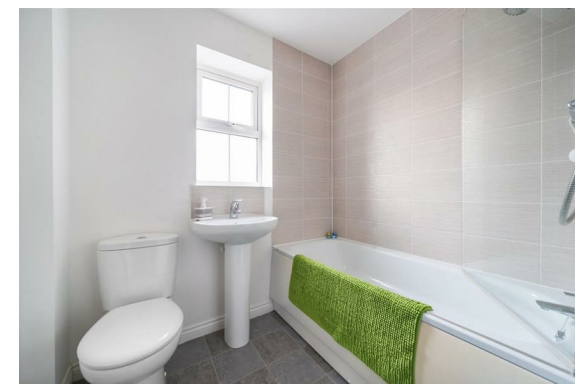
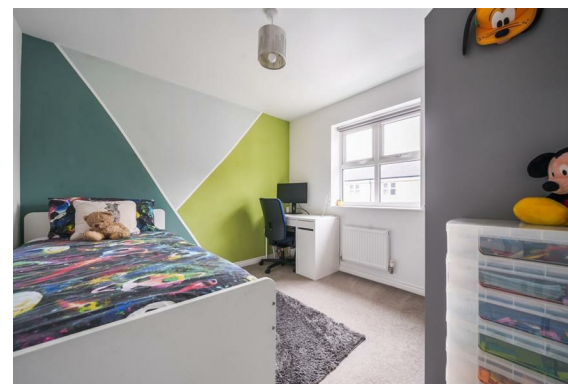
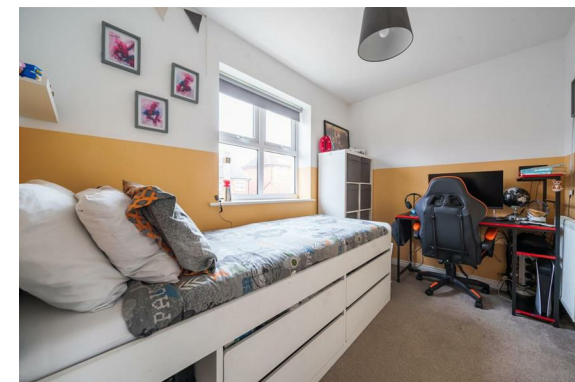
Secondary School:
Toynbee Secondary School

Council Tax:
Band C

Local Council:
Eastleigh Borough Council - 02380 688000



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Sparks Ellison. REF: 1236321



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	88
(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	

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