



sparks ellison

5 Loughwood Close, Boyatt Wood, SO50 4QL

£350,000

Nestled in Loughwood Close, Boyatt Wood, this wonderful semi-detached house offers three generously sized bedrooms and a bathroom upstairs. The ground floor consists of a cloakroom, large sitting room which flows through the dining room into the kitchen across the back of the property. This property boasts a driveway leading up to the garage providing parking for 2 cars as well as a sizable, enclosed, private back garden.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Cloakroom:
Matching white suite comprising wash basin, W.C.

Sitting Room:
17'5" x 14'2 (5.32m x 4.33m) Two built in storage cupboards.

Dining Room:
10'5" x 7'5" (3.17m x 2.25m)

Kitchen:
13'8" x 8'11" (4.17m x 2.71m) Range of units comprising gas hob and electric oven with extractor hood over, built-in dishwasher.

Utility Room:
9'10" x 6'10" (2.99m x 2.08m) Space for washing machine, tumble dryer and fridge freezer, also accommodating the boiler.

FIRST FLOOR

Landing:
Hatch to loft space.

Bedroom 1:
14'9" x 10' (4.50m x 3.04m)

Bedroom 2:
11' x 8'5" (3.36m x 2.57m) Airing cupboard.

Bedroom 3:
11'8" x 6' (3.56m x 1.83m)

Bathroom:
White suite comprising wash basin with cupboard under, W.C., walk in shower cubicle with glazed screen, towel radiator.

OUTSIDE

Front:
Area laid to lawn with driveway to garage.

Rear Garden:
Patio area with steps leading to lawned area and side access.

Garage:
Electric roller door.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1970's

Approximate Area:
86.6sqm/934sqft

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Loft Space:
Fully boarded with light connected

Infant/Junior School:
Shakespeare Infant/Junior School

Secondary School:
Crestwood Community School

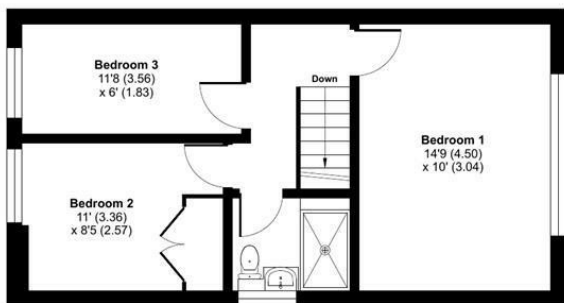
Council Tax:
Band C

Local Council:
Eastleigh Borough Council - 02380 688000

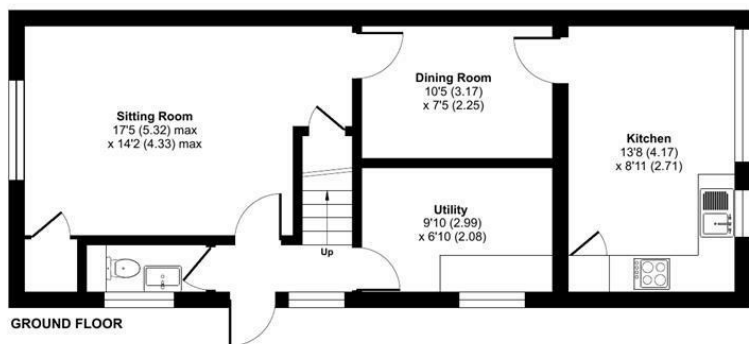
Agents Note:
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £20 + vat per person for these checks.



Ground Floor = 536 sq ft / 49.7 sq m
First Floor = 398 sq ft / 36.9 sq m
Total = 934 sq ft / 86.6 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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