



se sparks ellison  
For Sale  
02080 100 sparksellison.co.uk

CASTER  
ROAD  
sparksellison

P Permit  
holders  
only  
24  
Mon - Sat  
8 am - 6 pm



sparks ellison

120 Doncaster Road, Eastleigh, SO50 5QN

£300,000

A three bedroom end of terrace house situated close to Eastleigh Town Centre, which boasts an array of high street shopping, along with commuter links including two mainline railway stations, Southampton Airport and access to the M3 and M27 motorways. The property itself would benefit from updating and modernisation whilst offering scope for extension subject to the relevant permissions. Externally there is off road parking to the front and along side of the property as well as a large rear garden that benefits from a garage at the far end with access from South Street. 120 Doncaster Road is offered for sale with no forward chain.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Stairs to first floor.

Sitting Room:

12'10" x 12'7" (3.90m x 3.84)

Kitchen/Dining Room:

12'9" x 10' (3.89m x 3.04)

Lean to:

16'11" x 6;8" (5.15m x 2.02m) Wall mounted boiler.

Shower Room:

Comprising shower in cubicle, wash hand basin, wc.

FIRST FLOOR

Landing:

Bedroom 1:

12'8" into bay x 10' max (3.87m x 3.06m)

Bedroom 2:

12' x 10' (3.67m x 3.05m)

Bedroom 3:

10'11 x 5'9" (3.33m x 1.76m)

OUTSIDE

Front:

Block paved driveway providing off road parking, gate providing vehicular access to the side of property and rear garden.

Rear Garden:

Measures approximately 58' x 25' and comprises area laid to lawn, block paved patio, detached garage with access via South Street.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1900's

Approximate Area:

904sqft/84sqm

Sellers Position:

Vacant possession

Heating:

Gas central heating

Windows:

UPVC double glazing except the conservatory, kitchen and bathroom.

Infant/Junior School:

Cherbourg Primary School

Secondary School:

Crestwood Community School

Council Tax:

Band C

Local Council:

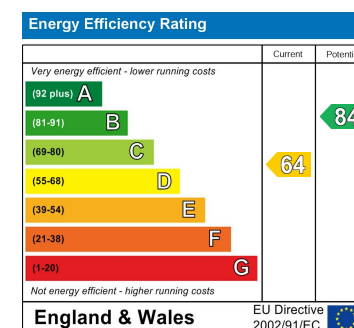
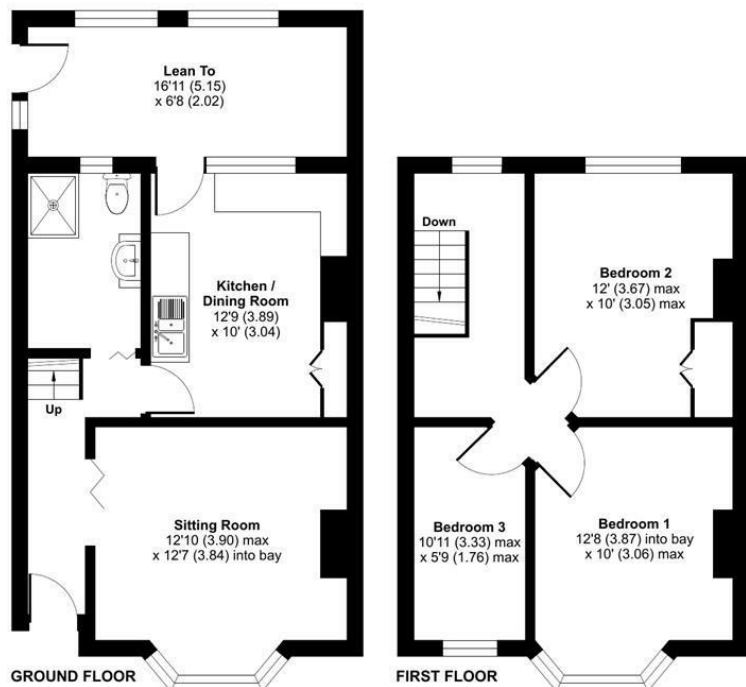
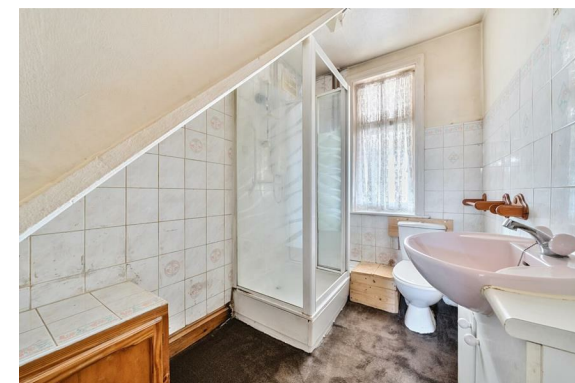
Eastleigh Borough Council - 02380 688000

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 £50 + vat for these checks regardless of the number of buyers involved.



Ground Floor = 510 sq ft / 47.4 sq m  
 First Floor = 394 sq ft / 36.6 sq m  
 Total = 904 sq ft / 84 sq m  
 For identification only - Not to scale



94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

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Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto:lettings@sparksellison.co.uk)

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



