



sparks ellison

2 Penshurst Way, Eastleigh, SO50 4RJ

£495,000

Situated in a pleasant cul-de-sac in the popular Boyatt Wood development, this charming detached family home presents an excellent opportunity for those seeking a property with great potential. Boasting four bedrooms and two inviting reception rooms, this house is perfect for families looking for room to grow. The property features a well-sized shower room and offers ample parking for up to six vehicles, making it ideal for those with multiple cars or visiting guests. The generous 85' rear garden provides a delightful outdoor space, perfect for children to play or for hosting summer gatherings. While the home is in need of general updating and modernisation, it offers a blank canvas for buyers to create their dream living space. Additionally, there is excellent potential for extension, subject to the necessary permissions, allowing you to tailor the property to your specific needs. Conveniently located with easy access to the M3 motorway, this home is perfect for commuters and those who enjoy the convenience of nearby amenities. Offered for sale with no forward chain, this property is ready for you to make it your own.

ACCOMMODATION:

Ground Floor:

Entrance Hall:
Stairs to first floor.

Claokroom:
Comprising wash hand basin, WC.

Sitting Room:
18'10" x 12'6" (5.75m x 3.81m) Fireplace surround and hearth with inset gas fire.

Dining Room:
9'11" x 9'3" (3.01m x 2.83m)

Kitchen:
9'1" x 6'11" (2.77m x 2.12m) Space and point for cooker, space and plumbing for washing machine, space for tumble dryer, wall mounted boiler. space for fridge freezer.

First Floor:

Landing:
Built in airing cupboard, access to loft space.

Bedroom 1:
10' x 9'7" (3.04m x 2.93m) Built in double wardrobe.

Bedroom 2:
9'11" x 9'5" (3.01m x 2.87m) Built in double wardrobe.

Bedroom 3:
9'11" x 6'10" (3.01m x 2.08m)

Bedroom 4:
9'7" x 6'8" (2.93m x 2.04m)

Shower Room:
Comprising shower in cubicle, wash hand basin, WC.

OUTSIDE:

Front:
Area laid to lawn enclosed by mature hedging, planted bed, further area laid to lawn enclosed by hedging, side access to rear garden, driveway providing off road parking.

Rear Garden:
Measures approximately 85' x 42' plus extended areas to side of property. Paved patio area, outside tap, large expanse of lawn, mature hedges and bushes, two garden sheds.

Garage 1:
16'1" x 8' with up and over door, power and light, door to garden.

Garage 2:
20'10" x 8' with up and over door, power and light, work bench, opening to garage 1.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1978

Approximate Area:
1300sqft/120.7sqm (Includes garage but not the store)

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Loft Space:
Partially boarded with ladder and light connected

Infant/Junior School:
Shakespeare Infant/Junior School

Secondary School:
Crestwood Community School

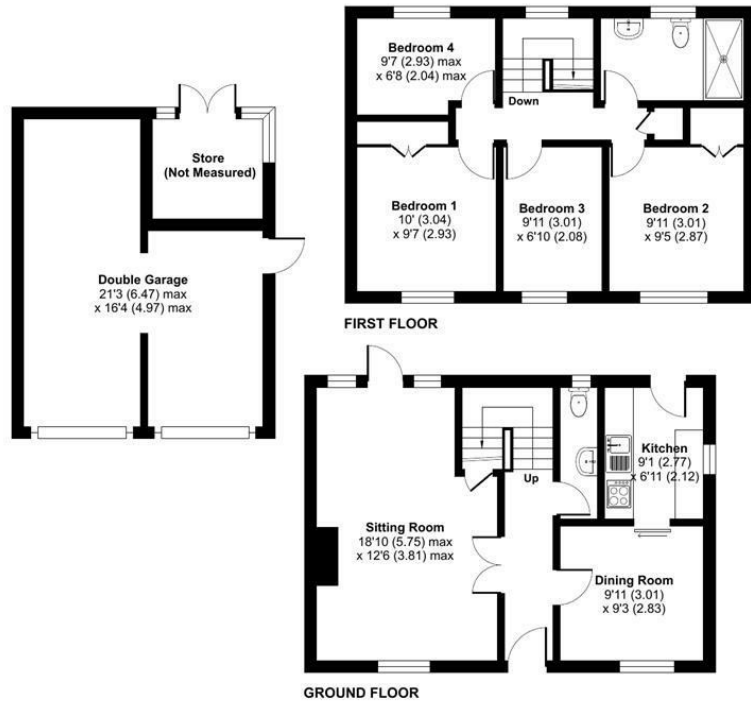
Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band E

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 £60 including vat for these checks regardless of the number of buyers involved.

Ground Floor = 504 sq ft / 46.8 sq m (excludes store)
 First Floor = 504 sq ft / 46.8 sq m
 Garage = 292 sq ft / 27.1 sq m
 Total = 1300 sq ft / 120.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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