



sparks ellison

# 72 Drum Road, Eastleigh, SO50 5SU

£300,000

This wonderful three-bedroom terraced house located on Drum Road in the heart of Eastleigh. This delightful property boasts spacious rooms that provide a comfortable living environment, perfect for families, especially with the master benefitting from an en-suite. The house is in good condition throughout, ensuring that you can move in with ease and start enjoying your new home right away. The downstairs provides a large sitting room with a kitchen and separate dining room looking onto the rear garden. The garden is low maintenance with a patio surrounding by shrubs. To the front is allocated parking and the location itself is excellent, with Eastleigh offering a variety of amenities, including shops, schools, and parks, all within easy reach as well as easy access gained onto the M3 & M27 and Eastleigh railway station.

## ACCOMMODATION

### Ground Floor

#### Entrance Hall:

Stairs to first floor.

#### Cloakroom:

Wash basin and WC.

#### Sitting Room:

16'9" x 13'4" (5.10m x 4.07m) Under stairs storage cupboard.

#### Dining Room:

9'2" x 7'9" (2.79m x 2.37m) Double doors to rear garden.

#### Kitchen:

9' x 8'6" (2.74m x 2.58m) Range of units including integrated gas cooker with extractor over and electric oven. Space for washing machine and fridge/freezer.

### First Floor

#### Landing:

Airing cupboard.

#### Bedroom 1:

12'5" x 10' (3.79m x 3.05m)

#### En-Suite:

Walk-in shower cubicle, WC and wash basin with cupboard under.

#### Bedroom 2:

10'7" x 10' (3.22m x 3.05m)

#### Bedroom 3:

9'8" x 7'5" (2.94m x 2.27m)

#### Bathroom:

Bath with shower over, WC and wash basin with cupboard under.

## OUTSIDE

### Front:

Allocated parking space.

### Rear Garden:

patio, fencing surrounding property with hedging and shrubs. Rear gate for access.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

2005

### Approximate Area:

914sqft/84.8sqm

### Sellers Position:

No forward chain

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Loft Space:

Partially boarded with ladder connected

### Infant/Junior School:

Norwood Primary School

### Secondary School:

Crestwood Community School

### Local Council:

Eastleigh Borough Council - 02380 688000

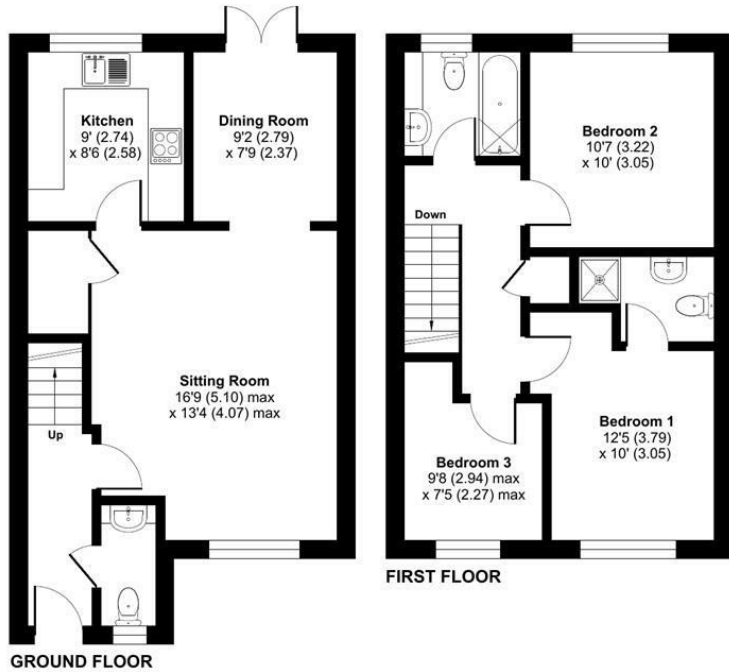
### Council Tax:

Band C

### 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 = 473 sq ft / 43.9 sq m  
 First Floor = 441 sq ft / 40.9 sq m  
 Total = 914 sq ft / 84.8 sq m  
 For identification only - Not to scale



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

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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.



