



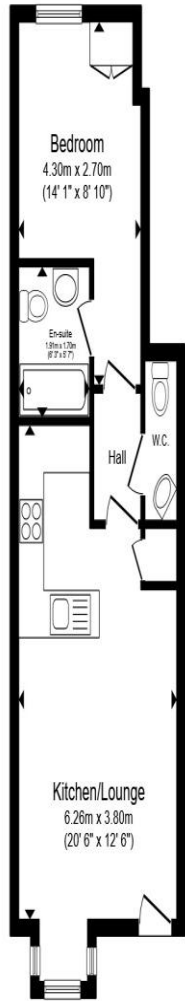
Drum Road, Eastleigh. SO50 5ST



welcome to
Drum Road, Eastleigh

Well-presented ground floor one-bedroom maisonette featuring an open-plan lounge/kitchen, double bedroom with ensuite, and separate cloakroom. The property further benefits from one allocated parking space and is conveniently located, making it ideal for first-time buyers, downsizers, or investors.





Ground Floor

Total floor area 40.2 m² (433 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Front Garden

Lounge/Kitchen

20' 6" x 12' 6" (6.25m x 3.81m)

Bedroom One

14' 1" x 8' 10" (4.29m x 2.69m)

Ensuite

8' 3" x 5' 7" (2.51m x 1.70m)

Cloakroom

Parking

welcome to

Drum Road, Eastleigh

- NO FORWARD CHAIN
- ALLOCATED PARKING SPACE
- OPEN-PLAN LOUNGE/KITCHEN
- CONVENIENTLY LOCATED CLOSE TO AMENITIES
- FRONT GARDEN

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1336.00

Ground Rent: 170.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Dec 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£150,000



Please note the marker reflects the postcode not the actual property

Directions to this property:

From our Eastleigh office, 44 Market Street, SO50 5RA

Head towards Regal Walk

Turn left onto Wells Pl

At the roundabout, take the 1st exit onto Southampton Rd/A335

At the roundabout, take the 1st exit onto Romsey Rd/A335

Turn left onto Sopwith Rd

Turn right onto Drum Rd

The property will be on your left, as indicated by a Fox and Sons 'For Sale' board.

view this property online fox-and-sons.co.uk/Property/ELH107005



Property Ref:
ELH107005 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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