



sparky ellison

21 Coniston Road, Eastleigh, SO50 9FP

£400,000

An exceptionally spacious 4-bedroom home situated in the heart of Eastleigh affording a host of particularly attractive attributes to include a driveway leading to a garage. The ground floor comprises of a spacious sitting room being approximately 24’5" together with a kitchen, dining room and cloakroom. On the first floor are four bedrooms together with en-suite and bathroom. An attractive feature of the property is the rear garden which measures approximately 64’x 33’. Coniston Road is situated in the heart of Eastleigh and within convenient reach of the town centre together with local schools and amenities. Easy access can also be gained to the M3 and M27 motorway network.

ACCOMMODATION

Ground Floor:

Entrance Hall:
Stairs to first floor with cupboard under.

Sitting Room:
12'9" x 11'4" (3.89m x 3.45m) and 11'8" x 8'8" (3.56m x 2.63m) Feature brick chimney and open fireplace, double doors to rear garden.

Dining Room:
11'8" x 10'6" (3.55m x 3.19m)

Kitchen:
11'5" x 10'5" (3.47m x 3.18m) Range of units, double electric oven, gas hob with extractor hood over, space for upright fridge/freezer.

Utility Room:
10'9" x 8'9" (3.28m x 2.67m)

Lobby:

Cloakroom:
Wash basin, wc.

First Floor

Landing:
Hatch to loft space.

Bedroom 1:
11'10" x 10'5" (3.61m x 3.18m) Two built in wardrobes. dressing room with shelving.

En-Suite Shower Room:
Suite comprising shower cubicle, wash basin and WC, tiled floor.

Bedroom 2:
11'9" x 11'6" (3.59m x 3.50m) Built in wardrobe, storage cupboard.

Bedroom 3:
10'4" x 8'6" (3.16m x 2.58m) Wardrobe.

Bedroom 4:
10'9" x 8'9" (3.27m x 3.66m) Wardrobe.

Bathroom:
Suite comprising bath with shower unit over, wash basin, WC, tiled floor.

OUTSIDE

Front:
Driveway affording off street parking, adjacent lawned area with flower and shrub borders, pathway to front door.

Rear Garden:
An attractive feature of the property measuring approximately 64' x 33'. Adjoining the rear of the property is a sitting area and pergola leading onto a lawn surrounded by well stocked borders, enclosed by hedging and fencing, greenhouse, garden shed.

Garage:
Light and power.

Utility Room:
Range of units, space and plumbing for appliances, boiler, tiled floor, door to rear garden.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1940

Approximate Area:
1649sqft/153.1sqm (Including garage)

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazing and aluminium, windows in two of the bedrooms, both bathrooms, and kitchen are all fitted with tilt and turn windows for fire and safety exit.

Loft Space:
Partially boarded with ladder and light connected

Infant/Junior School:
Norwood Primary School

Secondary School:
Crestwood Community School

Local Council:
Eastleigh Borough Council - 02380 688000

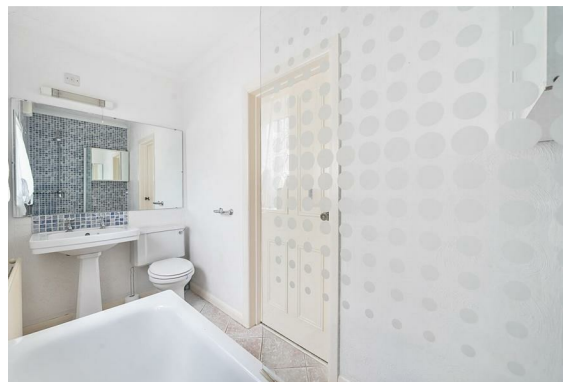
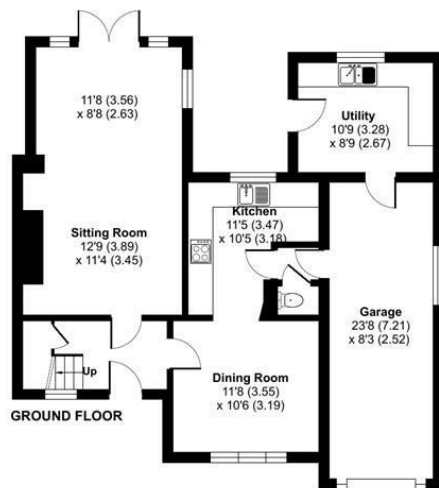
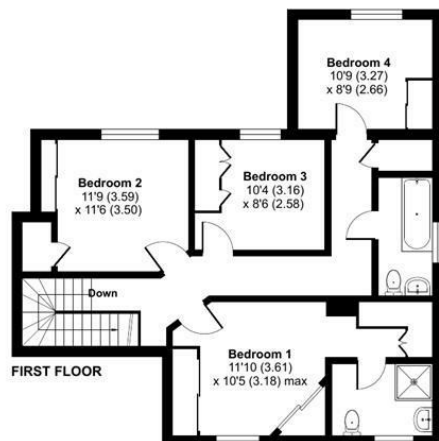
Council Tax:
Band C

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 = 671 sq ft / 62.3 sq m
 First Floor = 782 sq ft / 72.6 sq m
 Garage = 196 sq ft / 18.2 sq m
 Total = 1649 sq ft / 153.1 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		76
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

Sales: t: 02380 255333 e: property@sparksellison.co.uk

Lettings: t: 02380 018518 e: 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.



