



sparks ellison

# 49 Stratford Place, Eastleigh, SO50 4NB

£200,000

Located in Stratford Place, Eastleigh, this well-presented one-bedroom house offers modern and practical living. The property features a contemporary interior, including a comfortable bedroom, a modern bathroom, and a well-arranged living space. Externally, there is a private patio garden, suitable for outdoor use, along with an allocated parking space. The property is conveniently positioned close to Eastleigh town centre, with easy access to local shops, amenities, and transport links. An ideal option for a first-time buyer or those looking to downsize.

## ACCOMMODATION

### Ground Floor

#### Entrance hall:

Storage cupboard.

#### Sitting room:

14'11" x 11'1" (4.54m x 3.39m) Bay window and stairs to first floor.

#### Kitchen:

12'4" x 7'3" (3.75m x 2.21m) Range of units including gas hob with electric oven, space for washing machine and fridge freezer. Storage space under the stairs.

### First Floor

#### Landing:

#### Bedroom 1:

12'4" x 11'1" (3.77m x 3.39m) Built in wardrobes

#### Bathroom:

White suite comprising bath with shower over, WC, wash basin with cupboard under.

## OUTSIDE

#### Front:

Patio area with fencing as a boundary

#### Parking:

Allocated parking for one car plus visitors parking.

## OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1990's

#### Approximate Area:

491 sq ft / 45.5 sq m

#### Sellers Position:

No forward chain

#### Heating:

Gas central heating

#### Windows:

UPVC double glazing

#### Infant/Junior School:

Shakespeare Infant School / Shakespeare Junior School

#### Secondary School:

Crestwood Community School

#### Local Council:

Eastleigh Borough Council - 02380 688000

#### Council Tax:

Band B

#### Agents Note:

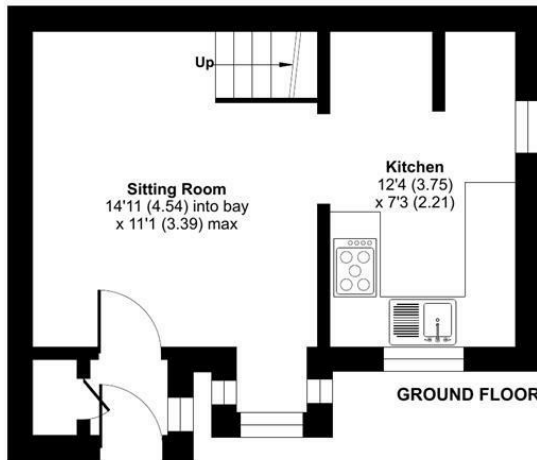
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.



Ground Floor = 258 sq ft / 23.9 sq m  
 First Floor = 233 sq ft / 21.6 sq m  
 Total = 491 sq ft / 45.5 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Sparks Ellison. REF: 1431136

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