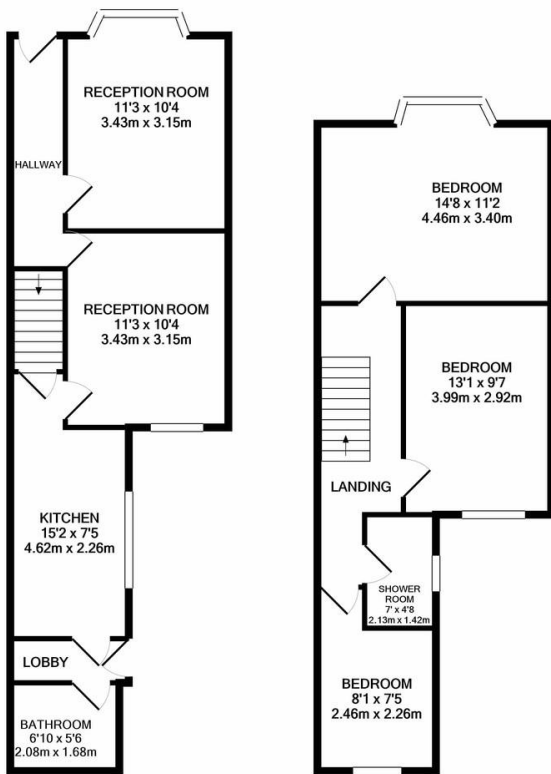




Property Summary

Sold with no upward chain, this recently renovated three bedroom villa on Eastleigh Road comprises entrance hall, two reception rooms, spacious kitchen, downstairs bathroom and WC, together with three bedrooms and a shower room upstairs. A perfect proposition for a first time buyer or investor alike.



GROUND FLOOR
APPROX. FLOOR
AREA 497 SQ.FT.
(46.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 484 SQ.FT.
(44.9 SQ.M.)

FLOORPLAN BY PHILLIPS GEORGE ESTATE AGENTS
TOTAL APPROX. FLOOR AREA 981 SQ.FT. (91.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		77			71
	55			46	
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

- Three Bedrooms
- Bay Fronted Terraced Property
- Sold With No Upward Chain
- Entrance Hall
- Two Reception Rooms
- Two Bath / Shower Rooms
- Double Glazed Throughout
- Generous Kitchen

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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