



Tinning Way, Eastleigh, Hampshire, SO50 9QE



SPECIFICATION

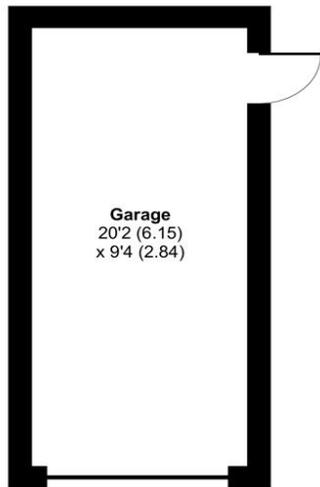
- Three bedroom detached family home
- Two bathrooms
- Well-equipped kitchen
- Sitting room with French doors
- Single garage and driveway parking
- Enclosed garden

ACCOMMODATION

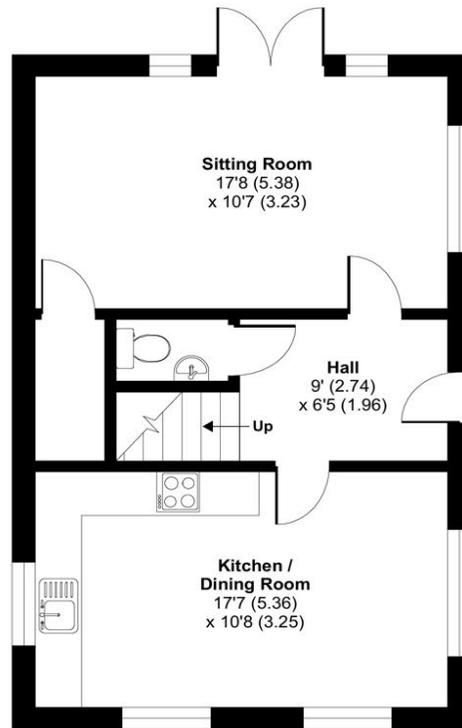
A bright and airy three-bedroom detached family home located within close proximity to the town centre of Eastleigh with an abundance of amenities. A welcoming hallway leads into both living areas, with a generous sitting room overlooking the rear garden via a set of French doors. The kitchen is well-equipped, benefitting from a gas hob, single oven, fitted fridge/freezer and a washing machine. A guest cloakroom completes the ground floor. Three well-proportioned double bedrooms are situated on the first floor with a family bathroom serving bedrooms two and three; an en-suite serves the principal bedroom. Externally, driveway parking for two vehicles is possible with a single garage for sheltered parking or storage. The garden is predominately laid to lawn with three fruit trees and a sunny patio for outside dining. Available for occupation May 2025.

Approximate Area = 1034 sq ft / 96.1 sq m
 Garage = 188 sq ft / 17.4 sq m
 Total = 1222 sq ft / 113.5 sq m

For identification only - Not to scale



Garage
 20'2 (6.15)
 x 9'4 (2.84)

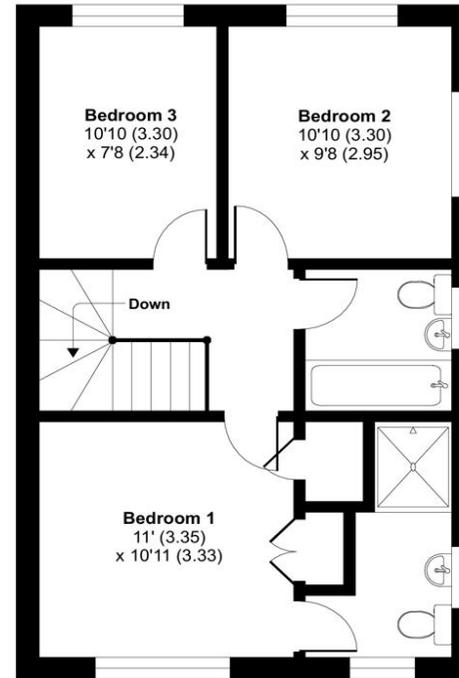


GROUND FLOOR

Sitting Room
 17'8 (5.38)
 x 10'7 (3.23)

Hall
 9' (2.74)
 x 6'5 (1.96)

**Kitchen /
 Dining Room**
 17'7 (5.36)
 x 10'8 (3.25)



FIRST FLOOR

Bedroom 3
 10'10 (3.30)
 x 7'8 (2.34)

Bedroom 2
 10'10 (3.30)
 x 9'8 (2.95)

Bedroom 1
 11' (3.35)
 x 10'11 (3.33)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B	79	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2025. Produced for Charters Estate Agents Limited. REF: 1269850



SITUATION

Eastleigh is a small town which lies on the River Itchen between Winchester and Southampton. It has a good range of shops, as well as leisure and entertainment facilities including a Vue cinema and a bowling complex. It is ideally located to provide convenient access to Winchester and Southampton. There is a mainline railway station giving access to London Waterloo, Winchester and Southampton. Communications are excellent with the M3 and M27 within easy reach.

LOCAL AUTHORITY

Eastleigh Borough Council
 Council Tax Band D
 Minimum Term 12 Months

£1,800 PER MONTH

Security Deposit £2,076.92 (based on advertised rental price)
 Holding Deposit £415.38 (based on advertised rental price)



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