



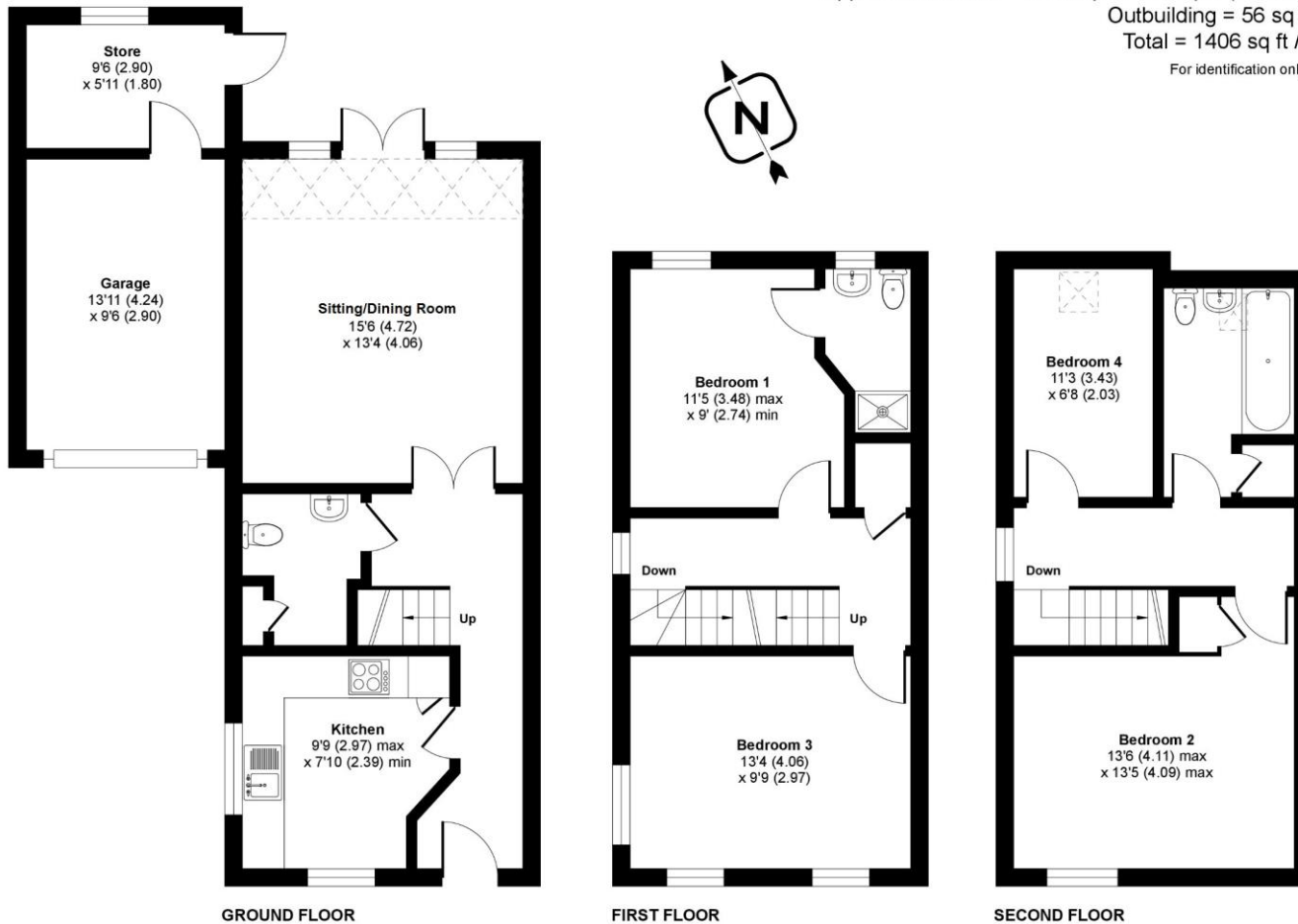
Tinning Way, Eastleigh, Hampshire, SO50 9QE



## ACCOMMODATION

This beautifully presented semi-detached family residence is situated within the recently constructed 'Sirocco Park' development. The accommodation is arranged over three floors with the downstairs accommodation accessed via the bright and inviting entrance hall and comprises a spacious sitting room/dining room with vaulted skylight windows, a wonderful modern fitted kitchen with integral appliances, and a downstairs cloakroom. On the first floor there are two good sized bedrooms with the master benefitting from a delightful en-suite. On the second floor there are two further bedrooms of good proportions benefitting from a fitted wardrobe and a family bathroom. Externally, boasts a wonderful sized rear garden and a large patio area for soaking up the evening sun. To the front, the home provides off road parking and access to the garage that has been partially converted at the back to provide a perfectly integrated home office whilst offering access to the garden.

Approximate Area = 1350 sq ft / 125 sq m (includes garage)  
 Outbuilding = 56 sq ft / 5 sq m  
 Total = 1406 sq ft / 130 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2021. Produced for Charters Estate Agents Limited. REF: 718530



### 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. It is ideally located to provide convenient access to Winchester and Southampton. There is a railway station giving access to London Waterloo, Winchester and Southampton. Communications are excellent with the M3 and M27 within easy reach.



#### **SPECIFICATION**

- Stunning well finished townhouse
- En-suite to principal bedroom
- Arranged over three floors
- Generous, private rear garden
- Garage and private driveway
- Open plan sitting/dining room
- Home office/study

#### **LOCAL AUTHORITY**

Eastleigh Borough Council  
Council Tax Band: D

#### **GUIDE PRICE**

Guide Price £425,000

#### **TENURE**

Freehold