



Bill Luffman Way, Eastleigh, Hampshire, SO50 5RZ



SPECIFICATION

- Double fronted three-bedroom family home
- Spacious kitchen diner with appliances
- Large living room
- Principal bedroom with an en-suite and walk in dressing room
- Private and enclosed rear garden
- Driveway and single garage

ACCOMMODATION

Well-presented three-bedroom detached family home, located in a highly convenient position within walking distance to Eastleigh town centre. A partly covered porchway with recessed front door leads to the entrance hall with a downstairs cloakroom a large living room and a spacious kitchen/diner. The kitchen area has a lovely light and airy feel with French doors out onto the rear garden. A utility room completes the ground floor accommodation. Upstairs, the first floor boasts a large principal bedroom with an en-suite shower room and a walk-in dressing area, with a full range of fitted wardrobes and cupboards. There are two further double sized bedrooms and a family bathroom. Externally, there is a driveway to the rear for two cars as well as a detached single garage, leading to the private and enclosed rear garden.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	84	
(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	

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.

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band: E
Minimum Term: 12 Months

GUIDE PRICE

£1,950 per month
Security Deposit: £2,250 (based on advertised rental price)
Holding Deposit: £450 (based on advertised rental price)



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