



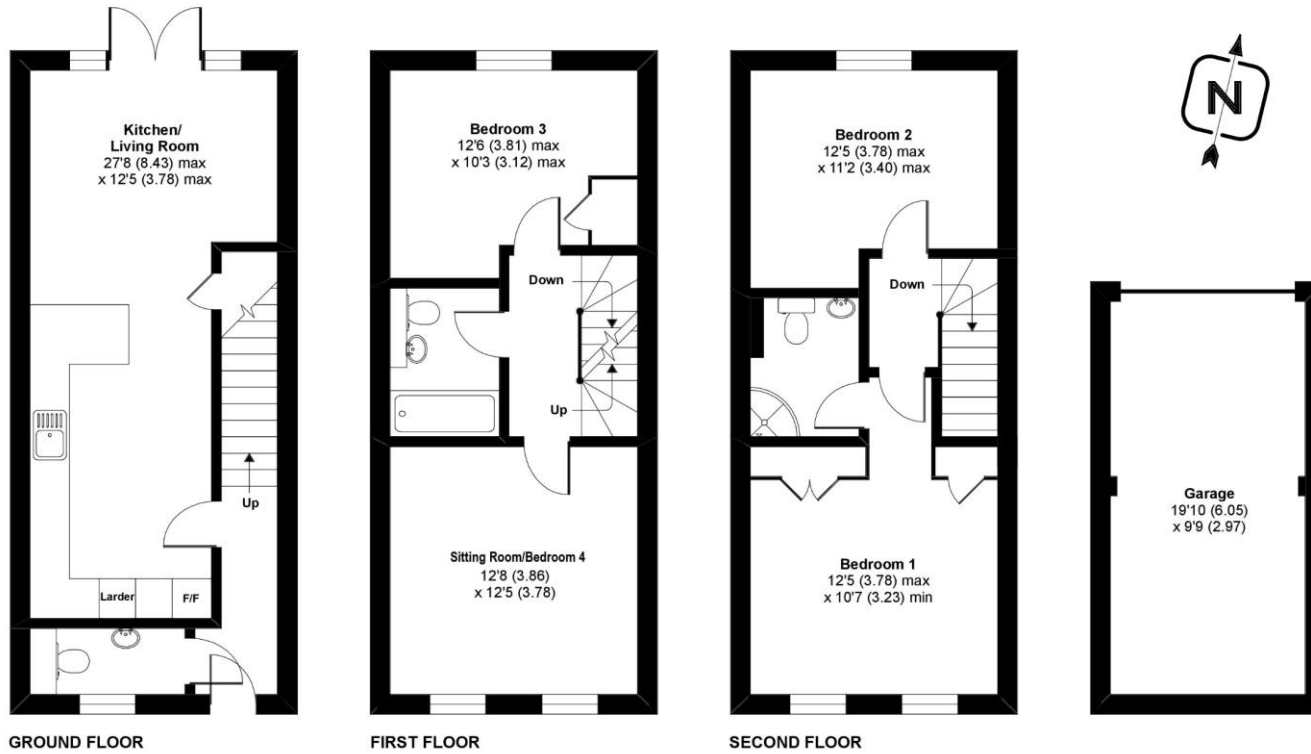
Viscount Gardens, Eastleigh, Hampshire, SO50 5TZ



ACCOMMODATION

Modern and contemporary three / four-bedroom townhouse positioned in the sought-after development of Lakeside, close to the town centre of Eastleigh and within easy reach to all main transport links. Presented to an excellent standard with spacious accommodation throughout. The well positioned ground floor accommodation is an open-plan kitchen/living room, a superb space for entertaining, with a contemporary finish of modern white units and ample space for dining, with access to the landscaped rear garden. There is also a useful guest cloakroom which completes the ground floor accommodation. The first floor continues to impress with a large sitting room, providing a stunning area to retreat to, which could also be utilised as a four bedroom. The third bedroom, ideal for guests and the attractive family bathroom. The top floor offers the principal bedroom accommodation, with fitted wardrobes and an en-suite shower room with the second bedroom, which has use of the three-piece family bathroom. Externally the home is in a fantastic position with open views of Lakeside Country Park, offering a well-maintained rear garden that is larger than usual, a paved patio and rear access leading to the garage. Additionally, there is a car parking space adjacent to the house and a further space outside the garage.

Approximate Area = 1179 sq ft / 109.5 sq m
 Garage = 195 sq ft / 18.1 sq m
 Total = 1374 sq ft / 127.6 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	77	
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2021. Produced for Charters Estate Agents Limited. REF: 678968



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 three/four-bedroom townhouse
- En-suite to principal bedroom
- Contemporary fittings
- Open plan kitchen/dining room
- Stunning views over Lakeside Country Park
- Unique, tucked away position
- Low maintenance rear garden
- Garage and two off-road parking spaces
- Gas central heating

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band: D

GUIDE PRICE

Asking Price £425,000

TENURE

Freehold

SERVICES

Mains Gas, Electricity, Water and Drainage