



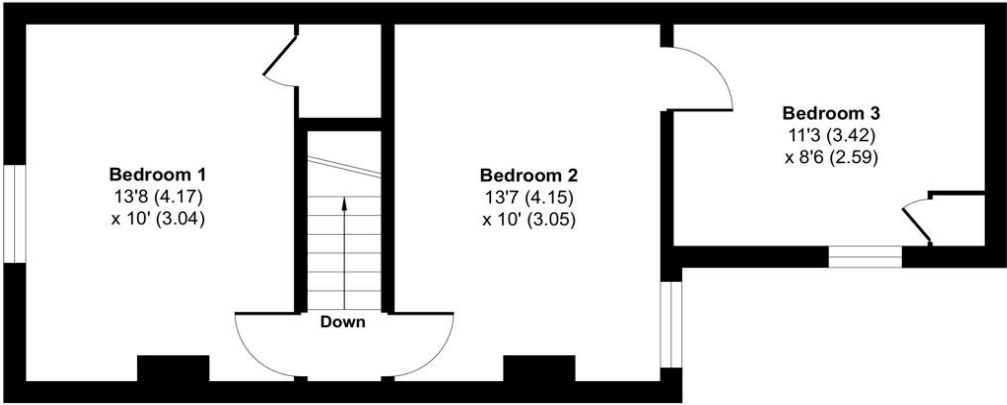


## ACCOMMODATION

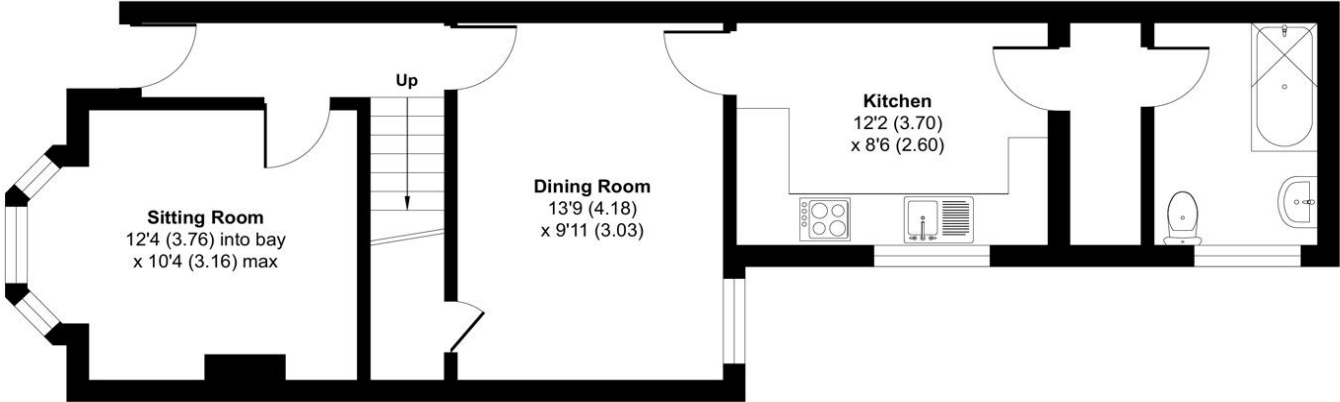
This charming three-bedroom terraced house on High Street, Eastleigh, offers a perfect combination of modern style and classic character. With a well-proportioned layout, the property provides a comfortable and inviting living space suitable for families, couples, or professionals. The sitting room is a cozy retreat featuring a gas fireplace, creating a warm and welcoming atmosphere. The wood-effect laminate flooring enhances the modern feel while ensuring durability and easy maintenance. Adjacent to the sitting room, the dining room offers a bright and spacious setting, ideal for family meals and entertaining guests. The modern kitchen is well-equipped with contemporary appliances, ample storage, and generous countertop space, making it a functional and stylish area for cooking. The family bathroom, also located on the ground floor, boasts a modern design with a bathtub, toilet, and sink, providing a sleek and practical space. Upstairs, the property features three well-sized bedrooms, offering flexibility for use as sleeping areas, a home office, or additional storage. Each room benefits from natural light and a comfortable layout. At the rear of the property, the patio-to-lawn garden provides a low-maintenance outdoor space, perfect for relaxing, gardening, or outdoor dining. Whether you're looking for a home with character or modern comforts, this property is an excellent choice in a convenient location.

Approximate Area = 949 sq ft / 88.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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). © nclhcom 2025. Produced for Charters Estate Agents Limited. REF: 1247681

**SITUATION**

Situated within the convenient location of Boyatt Wood, just outside the town of Eastleigh, providing a shopping mall, main line train station and a new entertainment complex. The thriving city of Winchester is only a short drive away which offers many famous attractions and amenities. Southampton Airport is within a few minutes drive. Communications are excellent with the M3 and M27 within easy reach.



**SPECIFICATION**

- Three bedrooms
- Modern kitchen and bathroom
- Low-maintenance Garden
- Inviting living space
- Excellent transport links

**LOCAL AUTHORITY**

Eastleigh Borough Council  
Council Tax Band B

**GUIDE PRICE £275,000**

**TENURE**

Freehold