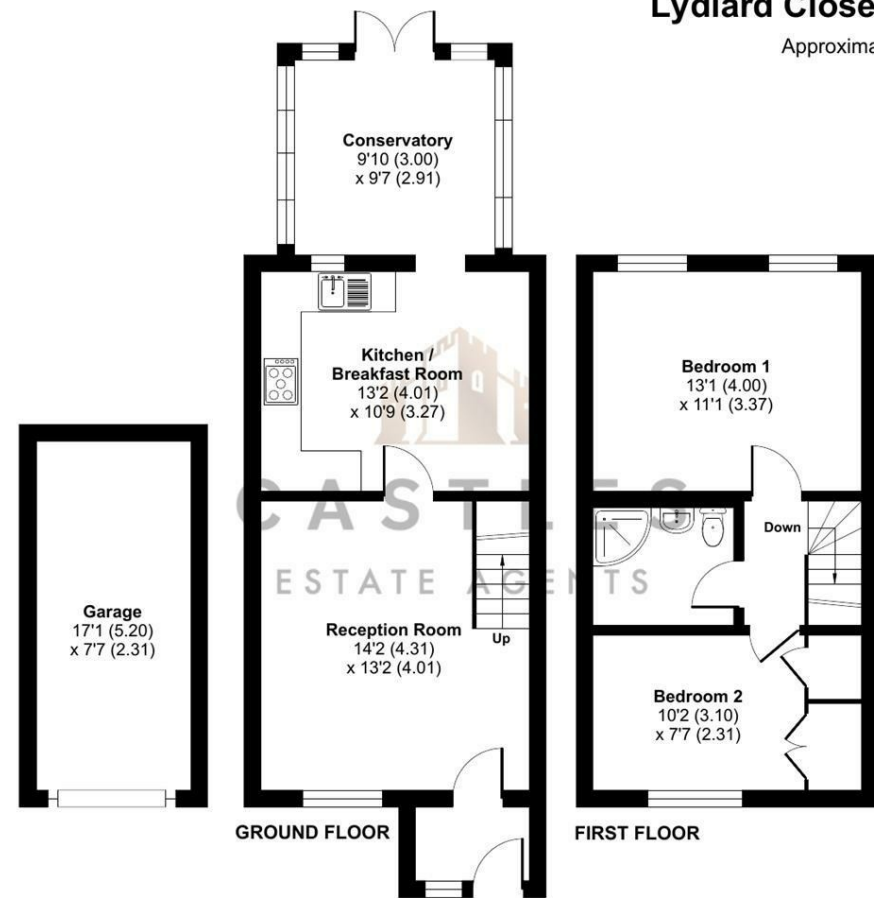


Floor Plan



Lydiard Close, Eastleigh, SO50

Approximate Area = 794 sq ft / 73.7 sq m  
 Garage = 129 sq ft / 12 sq m  
 Total = 923 sq ft / 85.7 sq m  
 For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Castles Estate Agents Hampshire Ltd. REF: 1370515



10 Lydiard Close  
 Eastleigh, SO50 4NW

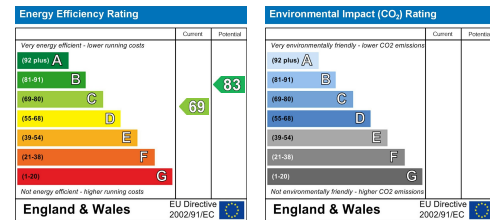
NO FORWARD CHAIN.....Nestled in the charming area of Boyatt Wood, Eastleigh, this delightful house on Lydiard Close offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this property is ideal for small families, couples, or individuals seeking extra space.

Upon entering, you are welcomed into a bright and airy lounge that seamlessly flows into a well-appointed kitchen/diner, creating an inviting atmosphere for both relaxation and entertaining. The addition of a conservatory enhances the living space, providing a lovely spot to enjoy the garden views and natural light throughout the year.

The property boasts an upstairs bathroom, thoughtfully designed to cater to the needs of modern living. One of the standout features of this home is its picturesque outlook, as it overlooks a green, offering a serene environment for outdoor activities or simply enjoying the fresh air.

For those who commute, the M3 and M27 motorway links are conveniently close, making travel to nearby towns and cities straightforward. This property not only provides a comfortable living space but also a desirable location that balances tranquility with accessibility.

In summary, this house on Lydiard Close is a wonderful opportunity for anyone looking to settle in a friendly neighbourhood with excellent amenities and transport links. Don't miss the chance to make this charming property your new home.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Offers over £270,000

# 10 Lydiard Close

Eastleigh, SO50 4NW



- TERRACED HOUSE
- LOUNGE
- CONSERVATORY
- UPSTAIRS BATHROOM
- GAS CENTRAL HEATING
- TWO DOUBLE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- GARAGE
- DOUBLE GLAZING
- NO FORWARD CHAIN

### LOUNGE

14'1" x 13'1" (4.3 x 4.0)

### KITCHEN

13'1" x 10'5" (4.0 x 3.2)

### CONSERVATORY

9'10" x 9'6" (3.0 x 2.9)

### BEDROOM ONE

13'1" x 10'9" (4.0 x 3.3)

### BEDROOM TWO

10'2" x 7'6" (3.1 x 2.3)

### GARAGE

17'0" x 7'6" (5.2 x 2.3)

### Solicitors

If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the

direction of some local, well recommended companies that would be happy to help and provide you with a quote.

### Financial Services

If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

### Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost via a portal called Credas. Please note the Credas

AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

