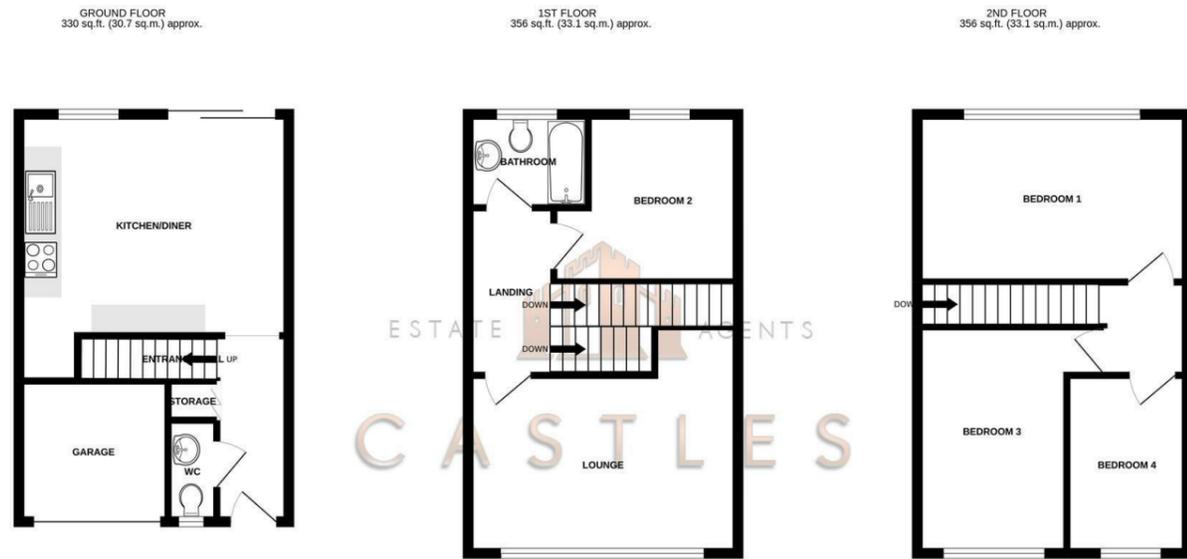


Floor Plan



TOTAL FLOOR AREA: 1042 sq.ft. (96.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(10 plus) A	
(81-91) B		(10-15) B	
(69-80) C		(16-20) C	
(55-68) D		(21-25) D	
(39-54) E		(26-30) E	
(21-38) F		(31-35) F	
(1-20) G		(36-40) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

36 Beresford Road
Eastleigh, SO53 2LY

We are pleased to welcome to the market this four bedroom townhouse with garage and off road parking in the popular location of Beresford Road, Chandlers Ford.

The property is well presented through out and the accommodation is spread over three floors.

The ground floor consists of a spacious kitchen diner with sliding door opening into the garden. There is a downstairs w/c and storage also on this level. Moving up to the first floor there is a lounge, bathroom and bedroom. The second floor is comprised of three more bedrooms.

Externally there is off road parking to the front and integral garage. The rear garden benefits from rear access and is tiered.

For more information or to arrange a viewing please call Castles today.

Offers over £325,000

DIRECTORS

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- TOWNHOUSE
- INTEGRAL GARAGE
- REAR ACCESS
- MODERN FITTED KITCHEN
- OFF ROAD PARKING
- FOUR BEDROOMS
- CHANDLERS FORD LOCATION
- CLOSE TO LOCAL SHOPS

KITCHEN DINER

14'9" x 12'1" (4.5 x 3.7)

DOWNSTAIRS W/C

5'6" x 2'3" (1.7 x 0.7)

LOUNGE

14'9" x 12'9" (4.5 x 3.9)

BATHROOM

6'6" x 4'11" (2.0 x 1.5)

BEDROOM ONE

14'9" x 9'2" (4.5 x 2.8)

BEDROOM TWO

13'1" x 7'10" (4.0 x 2.4)

BEDROOM THREE

9'2" x 10'2" (2.8 x 3.1)

BEDROOM FOUR

9'10" x 6'6" (3.0 x 2.0)

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. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

