



sparks ellison

# 6a Greenfinch Close, Eastleigh, SO50 9JN

£325,000

Situated in the quiet cul-de-sac of Greenfinch Close, Eastleigh, this immaculate three-bedroom semi-detached house presents an exceptional opportunity for families and individuals alike. The property boasts a well-maintained interior, which gives you a homely feeling as soon as you walk through the door. The spacious layout features three generously sized bedrooms, perfect for accommodating family members or guests with a modern bathroom also upstairs. One of the standout features is the off road parking space for two cars as well as an extra visitor bay. Located in Eastleigh, this home benefits from excellent local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, making commuting a breeze.

## ACCOMMODATION

### Ground Floor

#### Entrance Hall:

Stairs to first floor.

#### Cloakroom:

WC, wash basin.

#### Kitchen/Dining Room:

15'2" x 8'6" (4.62m x 2.60m) Range of units including integrated fridge/freezer, dishwasher, and space for a washing machine.

#### Sitting Room:

15'6" x 12'6" (4.73m x 3.81m) Cupboard under the stairs and French doors onto the rear garden.

### First Floor

#### Landing:

#### Bedroom 1:

13'5" x 9' (4.08m x 2.75m)

#### Bedroom 2:

9'7" x 7'9" (2.93m x 2.35m)

#### Bedroom 3:

9'11" x 6'2" (3.01m x 1.88m)

#### Bathroom:

Bath with shower over, Wash basin, wc, towel radiator.

## OUTSIDE

#### Front:

Pathway to front door, lawned area, gate to rear garden.

#### Rear Garden:

Decking area with grass area laid to lawn and decking platform at the end of the garden.

## Parking:

Two allocated parking spaces and one shared space.

## OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

2010

#### Approximate Area:

821sqft/76.1sqm

#### Sellers Position:

Looking for forward purchase

#### Heating:

Gas central heating

#### Windows:

UPVC double glazing

#### Loft Space:

Fully boarded with ladder and light connected

#### Infant/Junior School:

Nightingale Primary School

#### Secondary School:

Crestwood Community School

#### Local Council:

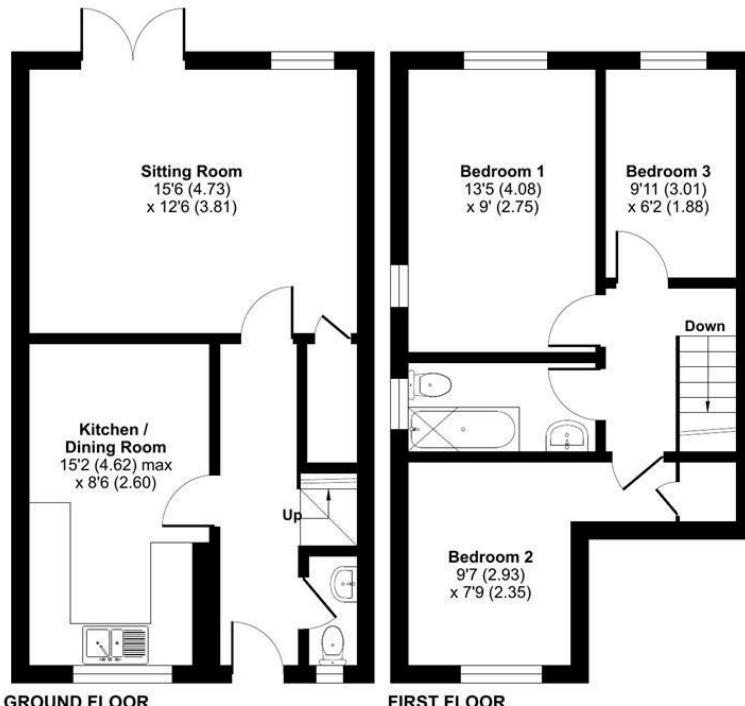
Eastleigh Borough Council - 02380 688000

#### Council Tax:

Band C

#### Agents Notes:

If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Sparks Ellison. REF: 1354044



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	91
(81-91)	B	78
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



