

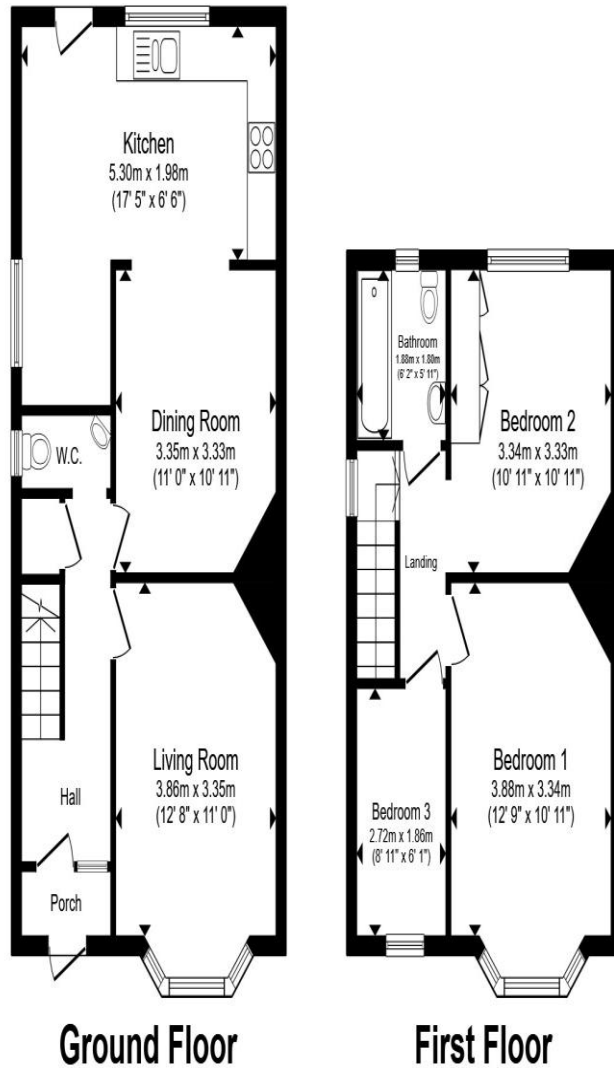


**Arnold Road, Eastleigh. SO50 5AS**

**welcome to**  
**Arnold Road, Eastleigh**

Three bedroom semi-detached home in Eastleigh, offering spacious living accommodation, kitchen/diner, separate lounge, driveway parking and rear access via alleyway to enclosed rear parking and shed/garage. Ideal family home with excellent potential.





Total floor area 93.2 m<sup>2</sup> (1,003 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Porch**

**Entrance Hall**

**Living Room**

12' 8" x 11' ( 3.86m x 3.35m )

**Cloakroom**

**Dining Room**

11' x 10' 11" ( 3.35m x 3.33m )

**Kitchen**

17' 5" x 6' 6" ( 5.31m x 1.98m )

**Landing**

**Bedroom One**

12' 9" x 10' 11" ( 3.89m x 3.33m )

**Bedroom Two**

10' 11" x 10' 11" ( 3.33m x 3.33m )

**Main Bathroom**

8' 2" x 5' 11" ( 2.49m x 1.80m )

**Bedroom Three**

8' 11" x 8' 1" ( 2.72m x 2.46m )

**Rear Garden**

welcome to

## Arnold Road, Eastleigh

- DRIVEWAY AND REAR PARKING
- REAR ACCESS
- SEPARATE LOUNGE & DINING AREA
- WALKING DISTANCE TO TOWN CENTRE
- CLOSE TO SCHOOLS

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: C

### Directions to this property:

starting at Fox and Sons Estate Agents Eastleigh

44 Market St, Eastleigh SO50 5RA

Head towards Regal Walk

Turn left onto Wells Pl

At the roundabout, take the 2nd exit onto Southampton Rd/A335

Keep left to continue towards Southampton Rd/A335

Merge onto Southampton Rd/A335

Turn right onto South St

South St turns right and becomes Arnold Rd

Destination will be on the right as indicated by a Fox and Sons for sale board



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/ELH106653](https://fox-and-sons.co.uk/Property/ELH106653)



Property Ref:  
ELH106653 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
fox & sons



**023 8061 8522**



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