



EASTLEIGH

EXCITING OPPORTUNITY TO PURCHASE A FORMER CARE HOME
NO FORWARD CHAIN - VIEWING IS A MUST

£400,000

goadsby

goadsby.com

118 Church Road Eastleigh, SO50 6DR

The Property

Situated on the edge of Old Bishopstoke this large property offers a unique opportunity. The property has previously been used as a residential home for adults with learning disabilities (C2 planning use), but is now vacant. Consents and permissions would need to be sought for any alterations, however a large family home, or family home with attached commercial unit or annex, could be created from the wealth of space available. The main character building is currently laid out as bedrooms and bathrooms on the ground and first floors and the second floor has been used for administrative purposes. There is an additional cellar. There is a modern extension to the side, previously used as a sitting room, with dining and kitchen area. There is also further office space. The property is set on a wide plot, with retained lawn to the rear with a pleasant variety of mature borders. To the side is an ideal space to create parking or a garage, subject to the usual consents. To truly appreciate the scope of accommodation on offer, please arrange a viewing.

The Accommodation

GROUND FLOOR - Currently bedrooms

Reception Room 3.73m (12'3) x 3.61m (11'10)
 Reception Room 3.68m (12'1) x 3.63m (11'11)
 Reception Room 3.48m (11'5) max x 2.72m (8'11)

FIRST FLOOR

Bedroom 3.73m (12'3) x 3.58m (11'9)
 Bedroom 3.68m (12'1) x 3.63m (11'11)
 Bedroom 3.68m (12'1) x 3.12m (10'3)

SECOND FLOOR

Bedroom 5m (16'5) x 2.77m (9'1) max
 Bedroom 5m (16'5) x 1.83m (6'0)

EXTENSION

Office 4.83m (15'10) x 2.29m (7'6)
 'L' shaped open plan Kitchen/Dining/Living Area 7.26m (23'10) max x 9.14m (30'0) max

Energy Performance Certificate



118, Church Road, EASTLEIGH, SO50 6DQ

Dwelling type: Detached house
 Date of assessment: 06 August 2012
 Date of certificate: 06 August 2012

Reference number: 8612-7728-0510-5056-4906
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 276 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

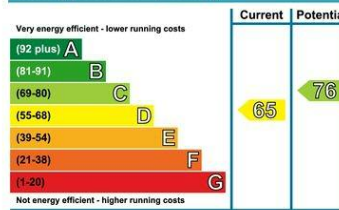
Estimated energy costs of dwelling for 3 years:	£5,169
Over 3 years you could save	£963

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£282 over 3 years	£282 over 3 years	
Heating	£4,587 over 3 years	£3,624 over 3 years	
Hot Water	£300 over 3 years	£300 over 3 years	
Totals	£5,169	£4,206	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

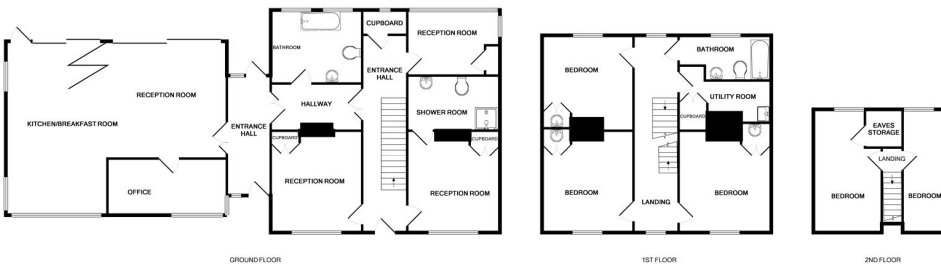
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

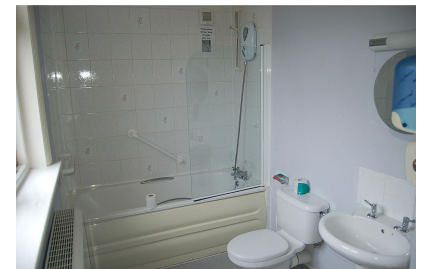
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£711	
2 Floor insulation	£800 - £1,200	£180	
3 Draught proofing	£80 - £120	£69	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.



This Floor Plan is for guidance only and is NOT to SCALE
 Made with Metropix ©2012



PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

Goadsby & Harding (Residential) Ltd Registered Office: 99 Holdenhurst Road, Bournemouth, Dorset BH8 8DY Registered in England No. 1871280

G378 Printed by Ravensworth 01670 713330

39 Market Street, Eastleigh
 Hampshire SO50 5RG

t: 02380 620550
 e: eastleigh@goadsby.com