



98 Ruskin Road, Eastleigh - SO50 4LB

In Excess of £365,000

WHITE & GUARD

98 Ruskin Road

Eastleigh, Eastleigh

INTRODUCTION

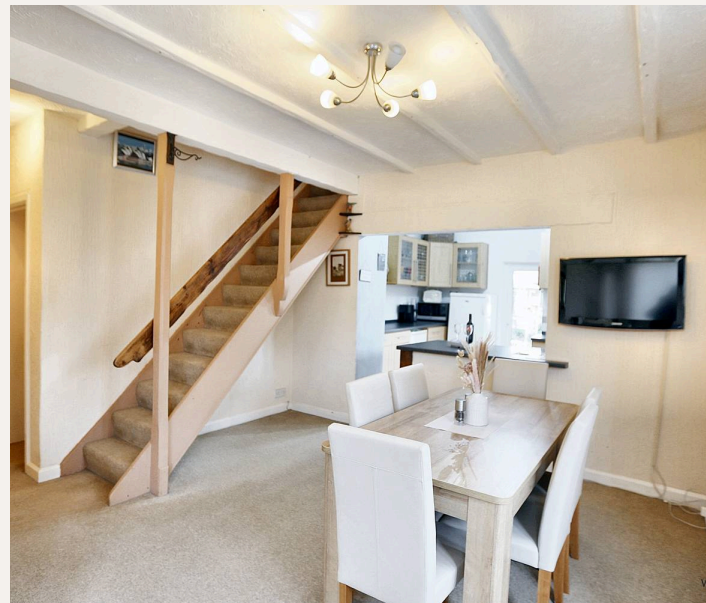
A semi-detached three-bedroom family home, situated on a corner plot in this popular residential area of Eastleigh.

Other features of the property include sitting room/ family room, kitchen/ dining room, family bathroom and outside a wraparound garden with off road parking leading to the front and detached garage.

LOCATION

Situated within walking distance of Eastleigh, providing a shopping mall, main line train station and a new entertainment complex. The thriving city of Winchester is only a short drive away, Southampton Airport is also within a few minutes' drive. Communications are excellent with the M3 and M27 within easy reach.

- EASTLEIGH COUNCIL BAND C
- EPC RATING C
- FREEHOLD
- THREE BEDROOM SEMI DETACHED HOME
- SITTING ROOM /FAMILY ROOM
- KITCHEN DINING ROOM
- ATTRACTIVE REAR GARDEN
- OFF ROAD PARKING
- DETACHED GARAGE





INSIDE

The property sits opposite a green and is approached via a shingle driveway leading to a UPVC front door, which opens to the entrance hall. From the entrance hall there is a glazed door to the dining area which opens to the kitchen area with a UPVC door to the rear garden. There is a sitting/ family room off the dining area with a feature fireplace and sliding patio doors to the rear garden.

Off the landing there are three bedrooms the two main bedrooms have fitted wardrobes and a family bathroom with an enclosed bath, overhead shower, wc and pedestal wash hand basin.

OUTSIDE

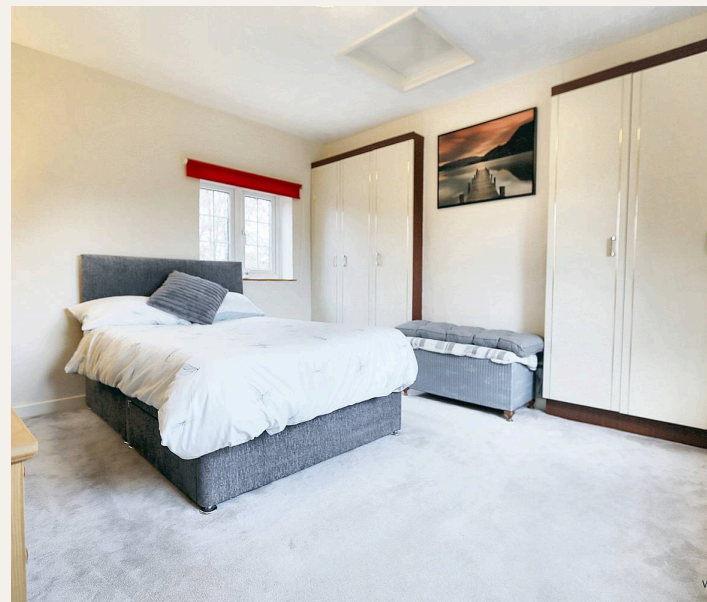
Externally there is a wraparound corner garden with a patio area, flower beds, an external door to utility room and the remainder is laid to lawn. There is a side access and access to the rear via the detached garage.

There are two parking areas which are to the front of the property and the garage.

SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband : Superfast Broadband 27-45 Mbps download speed 5 - 8 Mbps upload speed. This is based on information provided by Openreach.



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Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

