



Connells

Selwyn Gardens
Eastleigh



Property Description

Situated in the popular Boyatt Wood area of Eastleigh, this lovely ground floor maisonette is offered with no onward chain and the added benefit of no service charges, making it an ideal first-time purchase, downsize or investment opportunity.

Accessed via your own private front door, the entrance hall leads through to a spacious lounge/diner, featuring an electric fireplace and offering ample space for both relaxing and dining.

The fitted kitchen is well laid out with space for appliances and practical storage.

The accommodation includes a generous double bedroom with built-in wardrobes, a second single bedroom, and a modern shower room complete with a walk-in shower and contemporary vanity unit.

Externally, the property enjoys an exclusive private rear garden, accessed via a side gate, comprising a patio area ideal for outdoor seating and a lawn beyond.

Further benefits include a garage in a block along with two allocated parking spaces.

Well positioned for local amenities, transport links and green spaces, this well-presented maisonette combines comfort, convenience and excellent value in a sought-after location

Entrance Hall

Radiator.

Lounge

Double glazed window to rear aspect. Radiator x2 Electric fireplace. TV point. Internet point.

Kitchen

Double glazed window to front aspect. Radiator. Storage cupboard. Fitted kitchen with wall and base units. Space for appliances.



Bedroom 1

Double glazed window to front aspect.
Radiator. Built in wardrobes.

Bedroom 2

Double glazed window to rear aspect.
Radiator.

Bathroom

Double glazed window to side aspect. Walk in shower. Vanity sink. Toilet. Walk in shower. Airing cupboard housing boiler.

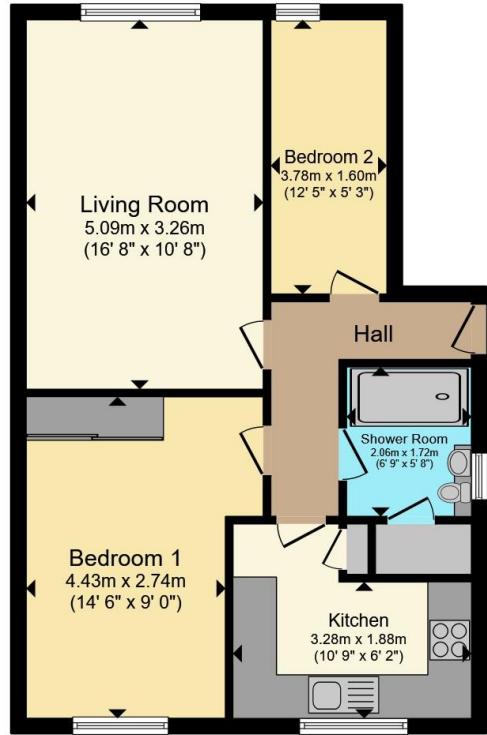
Outside

Private rear garden with patio area and lawn.
Side gate.
Two allocated parking spaces with garage.

Garage

Garage in block.





Total floor area 54.4 m² (585 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

Connells



To view this property please contact Connells on

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19 Market Street
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EPC Rating:
 Awaited

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/EGH309436

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1977. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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