



27 Heron Square, Eastleigh, SO50 9JD

welcome to

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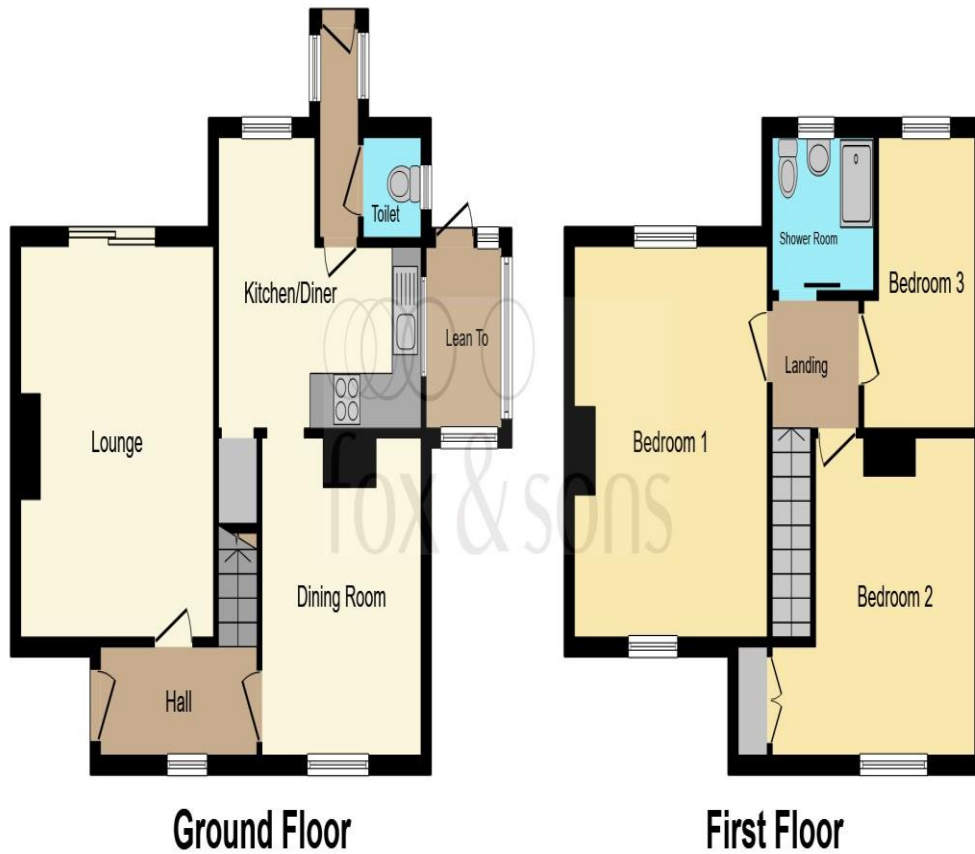
Fox & Sons are delighted to offer to the market this spacious, three bedroom family home situated on the ever popular Aviary estate in Eastleigh, close to local amenities, commuting links and the recently multi million pound, leisure centre at Places Leisure.

The property comprise a lounge, separate dining room, kitchen and cloakroom to the ground floor and three good sized bedrooms along with a family bathroom to the first floor.

The property has the benefit off road parking at the rear and is offered with **NO FORWARD CHAIN.**

An internal viewing is advised.





Ground Floor

First Floor

Total floor area 100.0 m² (1,077 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Lounge 1

13' 11" Max x 12' 11" Max (4.24m Max x 3.94m Max)

Lounge 2

11' 4" x 10' 4" Max (3.45m x 3.15m Max)

Kitchen / Diner

13' 10" x 10' 5" Max (4.22m x 3.17m Max)

Bedroom 1

14' x 13' Max (4.27m x 3.96m Max)

Bedroom 2

13' 9" x 11' 6" Max (4.19m x 3.51m Max)

Bedroom 3

10' 5" x 6' 1" (3.17m x 1.85m)

Bathroom

7' 4" x 5' 1" (2.24m x 1.55m)

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- Three Bedroom
- Sought After Location
- Two Reception Rooms
- No Forward Chain
- Off Road Parking
- Three Piece Bathroom
- Spacious Accommodation
- Kitchen/Diner

Tenure: Freehold EPC Rating: C

£325,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/ELH105559



Property Ref:
ELH105559 - 0009

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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