



18 Tinning Way, Eastleigh, SO50 9QE

welcome to

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Fox & Sons are please to market this stunning four bedroom Semi-detached House situated a short walk from Eastleigh town centre.

The property falls into Shakespear Junior School & Crestwood Community School catchments areas. Eastleigh Town centre is minutes away, with a host of shopping & Entertainment facilities and a mainline train & bus station, with fast access to the M3 & M27.

The property is highly modern throughout. Benefitting form- entrance hall, spacious lounge, downstairs toilet, kitchen/dining room, four bedrooms, ensuite off master room and a family bathroom. Also double glazed patio doors leading to the private rear garden. Off-road Parking is also available to the side of the property.

Please call Fox & Sons to arrange your internal viewing.





Total floor area 106.6 m² (1,147 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.focalagent.com



Lounge/Diner

13' 3" x 16' 1" (4.04m x 4.90m)

Kitchen

9' 11" plus recess x 9' 11" (3.02m plus recess x 3.02m)

Bedroom One

11' 1" plus recess x 11' 9" (3.38m plus recess x 3.58m)

Shower Room

Bedroom Two

13' 6" x 9' 9" (4.11m x 2.97m)

Bedroom Three

13' 4" x 9' 10" (4.06m x 3.00m)

Bedroom Four

6' 9" x 11' 3" (2.06m x 3.43m)

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- Four Bedroom Semi-detached Property
- Highly Modern Throughout
- Kitchen Appliances
- Downstairs Toilet
- Private Rear Garden
- Ensuite To Master
- No Forward Chain
- MUST VIEW INTERNALLY!!

Tenure: Freehold EPC Rating: Awaited

£425,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/ELH106147



Property Ref:
ELH106147 - 0002

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



Eastleigh@fox-and-sons.co.uk



44 Market Street, EASTLEIGH, Hampshire, SO50 5RA



fox-and-sons.co.uk