



29 Ruskin Road, Eastleigh, SO50 4JR

welcome to

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Fox & Sons welcome to the market this three bedroom, very spacious semi-detached property, situated in the sought after location of Boyattwood. The property is well portioned throughout ideal for those needing some extra space or a perfect family home.

The property falls into Shakespear Junior School & Crestwood Community School catchments areas. Eastleigh Town centre is a short drive away, with a host of shopping & Entertainment facilities and a mainline station with easy commutes to London Waterloo and Winchester. Access also to M3 and M27.

The ground floor benefits from a kitchen/dining room, lounge, downstairs toilet and conservatory. On the first floor you will find two double bedrooms and a single bedroom all serviced by the family shower room, double glazing and gas central heating. Private rear garden with side gate access. Garage also to the side of the property.

Contact us directly on 02380618522 to arrange an internal viewing!!





Lounge

11' 11" x 12' 10" (3.63m x 3.91m)

Kitchen/Dining Room

19' 11" x 10' 2" (6.07m x 3.10m)

Downstairs Wc

Conservatory

15' 2" x 9' 8" (4.62m x 2.95m)

Bedroom One

11' 2" x 12' 10" (3.40m x 3.91m)

Bedroom Two

11' 10" x 10' 3" (3.61m x 3.12m)

Bedroom Three

7' 4" x 11' 5" (2.24m x 3.48m)

Shower Room

Garage

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

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29 Ruskin Road, Eastleigh, SO50 4JR

- Three Bedroom Semi-detached
- Garage
- Private Rear Garden
- Conservatory To Rear
- Shower Room
- Downstairs WC
- Spacious Throughout
- INTERNAL VIEWING HIGHLY RECOMMENDED!!

Tenure: Freehold EPC Rating: Awaited

£350,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/ELH106197



Property Ref:
ELH106197 - 0003

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



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