



**107 Nightingale Avenue, Eastleigh, SO50 9JY**

**welcome to**

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Fox & Sons are delighted to offer this five-bedroom end of terrace house, located in the sought after location of Eastleigh.

Benefiting from; Lounge, Kitchen, Bedroom two, Downstairs Toilet, Shower room, Annex, Annex Kitchen, Bedroom One, Bedroom Three, Bedroom Four and second Shower room. Detached garage and Private rear garden. Also Driveway for multiple cars.

Situated a short walking distance to the local shops, entertainment facilities and leisure centre. The main train station is a short walk away with Southampton Airport Parkway, which provides fast links to London, nearby. Both the M27 and the M3 are within close proximity, providing excellent commuter links. The property falls into Nightingale Primary, Shakespear Junior School & Crestwood Community School catchments areas.

Internal viewing highly recommended!

**Contact us directly to book now.**





- |                          |                    |
|--------------------------|--------------------|
| <b>Lounge</b>            | <b>Bedroom One</b> |
| <b>Bedroom Two</b>       | <b>Bedroom Two</b> |
| <b>Downstairs Toilet</b> | <b>Annex</b>       |
| <b>Shower Room</b>       | <b>Garage</b>      |
| <b>Kitchen</b>           | <b>Shower Room</b> |
| <b>Bathroom</b>          |                    |

Total floor area 126.8 m<sup>2</sup> (1,365 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](http://www.focalagent.com)

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## 107 Nightingale Avenue, Eastleigh, SO50 9JY

- Four Bedroom End Of Terrace Property
- Annex with Kitchen to Rear
- Garage With Electric Door
- Dining room/ Third Bedroom
- Two Shower Rooms
- Driveway for Multiple Cars
- INTERNAL VIEWING HIGHLY RECOMMENDED
- NO FORWARD CHAIN!!!

Tenure: Freehold EPC Rating: B

# £435,000



**view this property online** [fox-and-sons.co.uk/Property/ELH106195](https://fox-and-sons.co.uk/Property/ELH106195)

Please note the marker reflects the postcode not the actual property



Property Ref:  
ELH106195 - 0005

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](mailto:Eastleigh@fox-and-sons.co.uk)



44 Market Street, EASTLEIGH, Hampshire, SO50 5RA



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