



RICHMONDS



# Winston Close, Boyatt Wood, Eastleigh, SO50 4NS

£300,000

A 2 double bedroom house with conservatory, off road parking and a garage. This well-proportioned home is situated in a quiet cul-de-sac and sits within walking distance of the local schools, shops, and amenities of Boyatt Wood.

On arrival there is an entrance hallway with storage cupboards. The kitchen sits at the front of the property and boasts a range of wall and eye level units with space for utilities. There is a spacious lounge/diner which leads onto the conservatory with views over the garden. On the first floor there are two double bedrooms with fitted storage and a 4-piece bathroom suite.

The property would suit both owner occupiers and investors alike.

Winston Close sits within the highly desired Boyatt Wood area. The local schools are highly regarded and are just a short walk away. There are fantastic transport links to the north via the M3 motorway, various bus routes and Eastleigh Train Station is a short walk away.

## Other Information

Tenure: Freehold

Heating: Gas central heating (boiler located in bedroom 2)

Windows: UPVC double glazing

Loft: Ladder, light and boarded

Energy Rating: TBC

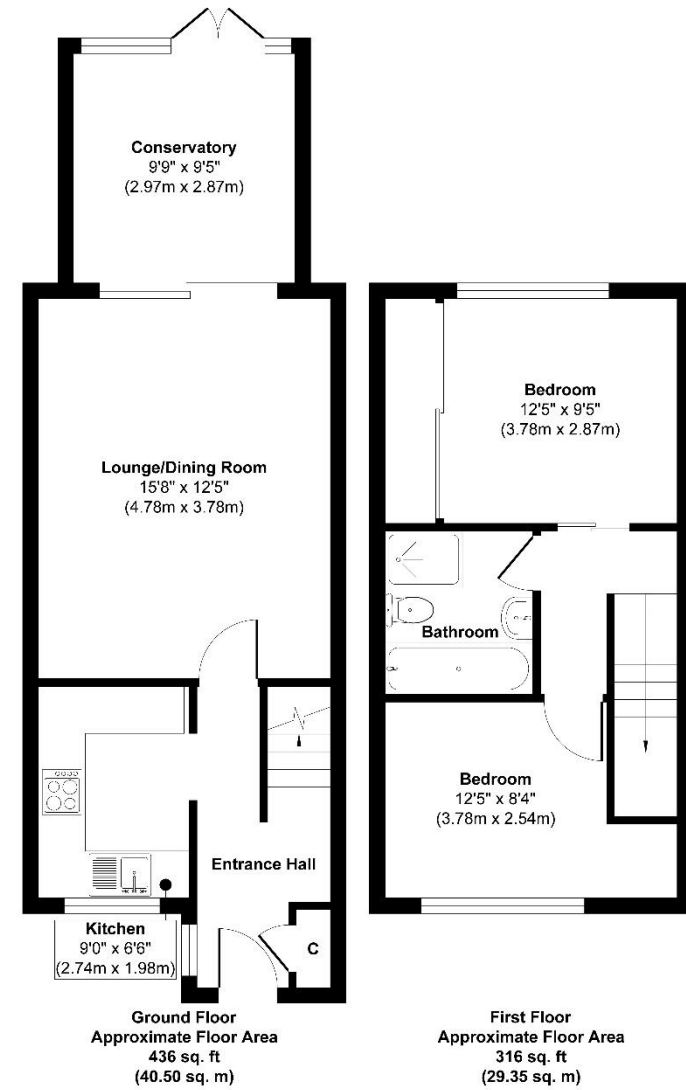
Sellers Position: Searching for another property

## Local Information:

Council Tax: B

Local Authority: Eastleigh Borough Council





**Approx. Gross Internal Floor Area 752 sq. ft / 69.85 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

**Agents Note:** The sellers of the property have provided the above information to us and we are therefore reliant on them providing the correct information. The floor plan and sizes are to be used as a guide only. Please check room sizes prior to ordering carpets or furniture. If you require confirmation on any particular point for specific purposes please contact our office for further information. If you have other questions about this property, please telephone **01489 789933**

R545 Ravensworth 01670 713330

Lankester House, 1 Freegrounds Road, Hedge End, Southampton SO30 0HG • 01489 789933 • admin@richmondsproperty.co.uk



