



# 253 Passfield Avenue, Eastleigh, SO50 9NB

£385,000

A beautifully presented three bedroom semi detached family home situated conveniently for Eastleigh Town Centre, Places Leisure Centre, mainline railway stations and the M3 and M27 motorways along with Southampton International Airport. There are three good size bedrooms, a bright and airy sitting room, with open Jet Master fireplace, and a large kitchen/breakfast room with central island and fitted breakfast bar. Additionally there is a cloakroom, utility room and wonderful rear garden with a really useful covered area proving excellent outdoor space.

## ACCOMMODATION

### GROUND FLOOR

#### Reception Hall:

Stairs to first floor.

#### Sitting Room:

19'3" x 16'2" (5.87m x 4.93m) Open Jet Master fireplace, wooden flooring.

#### Kitchen/Breakfast Room:

16'2" x 13'3" (4.93m x 4.04m) Built in double oven, built in five ring gas hob, fitted extractor hood, integrated fridge freezer, central island incorporating breakfast bar, granite work tops, boiler in cupboard, under stairs storage cupboard.

#### Utility Room:

8'11" x 7'6" (2.72m x 2.29m) Space and plumbing for washing machine.

#### Cloakroom:

4'11" x 2'11" (1.50m x 0.89m) Comprising wash hand basin, wc.

### FIRST FLOOR

#### Landing:

#### Bedroom 1:

16'3" x 10'2" (4.95m x 3.10m) Extensive range of fitted furniture incorporating hanging, cupboard and drawer space along with dressing table.

#### Bedroom 2:

10'6" x 10'4" (3.20m x 3.15m) Built in double wardrobe.

#### Bedroom 3:

13' x 7'7" (3.96m x 2.31m) Fitted wardrobes.

#### Bathroom:

7'2" x 5'8" (2.18m x 1.73m) Comprising 'P' shaped bath with shower over, wash hand basin and wc inset to vanity unit.

### OUTSIDE

#### Front:

Driveway providing off road parking.

#### Rear Garden:

Measures approximately 57' x 24' and comprises a great covered area providing space for dining and entertaining along with storage area, paved patio areas, area laid to lawn, mature plants, garden shed, outside tap.

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1962

#### Approximate Area:

1166sqft/108.3sqm

#### Sellers Position:

Looking for forward purchase

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

#### Loft Space:

Partially boarded with ladder and light connected

#### Infant/Junior School:

Cherbourg Primary School

#### Secondary School:

Crestwood Community School

#### Council Tax:

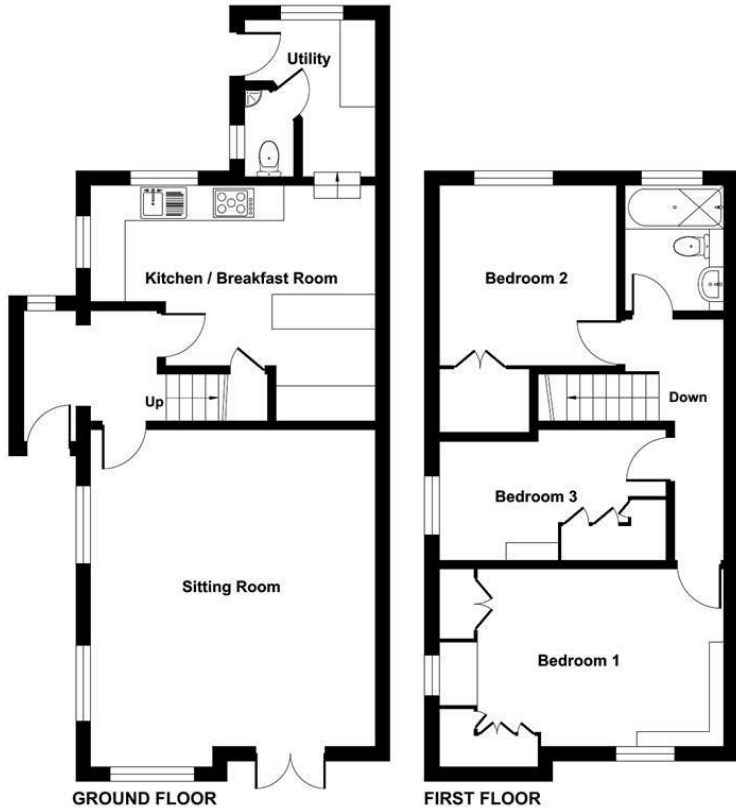
Band C

#### Local Council:

Eastleigh Borough Council - 02380 688000



Ground Floor = 634 sq ft / 58.9 sq m  
 First Floor = 532 sq ft / 49.4 sq m  
 Total = 1166 sq ft / 108.3 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Sparks Ellison. REF: 1155397

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