

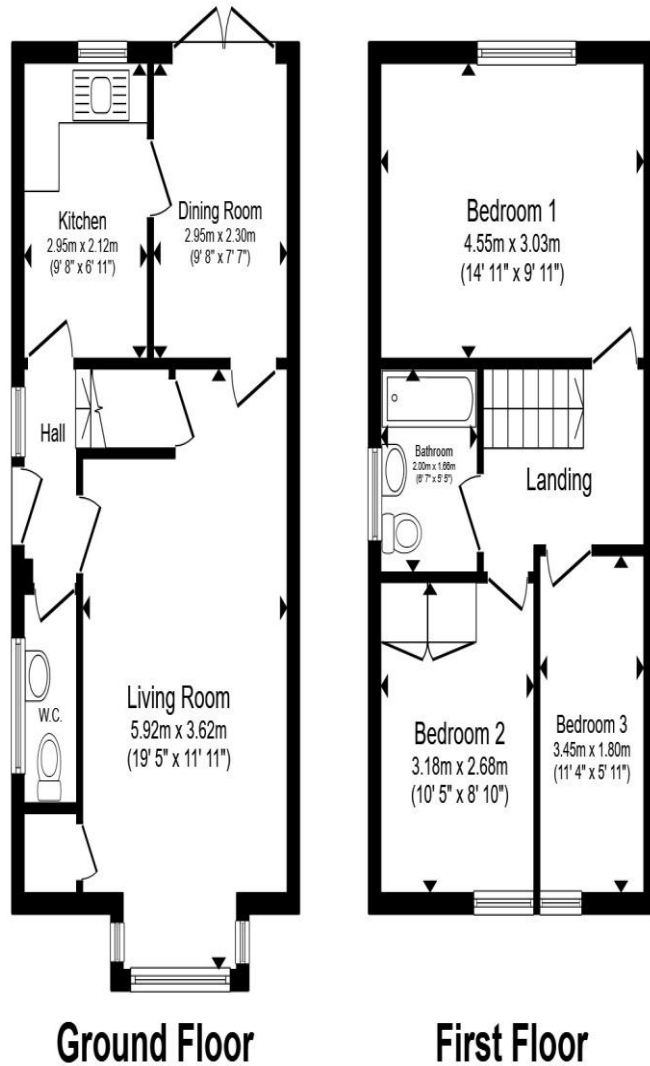


Royston Avenue, Eastleigh, SO50 4NH

welcome to
Royston Avenue, Eastleigh

Set in desirable Boyatt Wood, this three-bedroom semi-detached home offers bright living spaces, a sizable garden, and scope to update and make your own. With two reception rooms, a practical kitchen, and two garages, it's a great opportunity for buyers seeking potential in a prime location.





Total floor area 76.8 m² (826 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.propertybox.io



Front Garden

Rear Garden

Entrance Hallway

Listers Remark

Living Room

19' 5" x 11' 11" (5.92m x 3.63m)

Dining Room

9' 8" x 7' 7" (2.95m x 2.31m)

Kitchen

9' 8" x 6' 11" (2.95m x 2.11m)

Cloakroom

Bedroom One

14' 11" x 9' 11" (4.55m x 3.02m)

Bedroom Two

10' 5" x 8' 10" (3.17m x 2.69m)

Bedroom Three

11' 4" x 5' 11" (3.45m x 1.80m)

Bathroom

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- TWO GARAGES AND OFF ROAD PARKING
- SIZABLE REAR GARDEN
- POTENTIAL FOR REDESIGN OR EXTENSION (STPP)
- HIGHLY SOUGHT AFTER LOCATION
- SUBSTANTIAL PLOT

Tenure: Freehold EPC Rating: D

Council Tax Band: C

Directions to this property:

Fox and Sons Estate Agents Eastleigh

44 Market St, Eastleigh SO50 5RA

Head towards Regal Walk

Turn left onto Wells PI

At the roundabout, take the 1st exit onto Southampton Rd/A335

Go through 1 roundabout

Turn left onto St Catherine's Rd

Turn right onto Royston Ave

Your destination will be on the right



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/ELH106746



Property Ref:

ELH106746 - 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.


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