David Evans
ESTATE AGENTS

Property Details

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16, Royston Avenue, Eastleigh, SO50 4NJ
Reduced To £260,000

SIMILAR PROPERTIES URGENTLY REQUIRED PLEASE CALL FOR A FREE VALUATION !!!
JUST REDUCED FOR QUICK SALE CHAIN FREE !!!
RECENTLY REFURBISHED and set in a popular family location, a two bedroom house with good sized living room, kitchen/dining room, covered rear porch, and first floor bathroom. Gas central heating and double glazing. Enclosed rear garden laid mainly to lawn. Fast access M3 & M27, and Eastleigh town centre a few minutes drive away with its mall, cinema, rail and bus stations. A garage is also included.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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The property is accessed along a pathway to an entrance porch.

ENTRANCE PORCH

A upvc door with obscure glazed panel with a textured ceiling, ceiling light point, inset ribbed coir matting.

A fifteen obscure glazed inset door opens into

LIVING ROOM 13'6" x 11'10" (4.13 x 3.62)

Textured ceiling, ceiling light point, coving, upvc double glazed window to the front aspect, double panel radiator, provision of power points, telephone and television point. Wall mounted 'Worcester' heating control thermostat.

Useful under stairs cupboard and houses the utility meters and consumer unit.

From here a pair of fifteen panel glazed doors open to the kitchen / dining room.

KITCHEN/DINING ROOM 11'10" x 11'10" (3.62 x 3.63)

A newly fitted kitchen comprising low level cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset stainless steel sink unit with drainer and a mono bloc mixer tap. Four burner gas hob, stainless steel chimney style extractor hood over. Undercounter electric fan assisted oven, space and plumbing for an automatic washing machine. Space for a tall fridge / freezer. Ceramic glazed brick work fashion splashback tiling.

Space for a dining table.

Textured ceiling, two ceiling light points, upvc double glazed window to the rear aspect, wooden door with obscure glazing onto a rear porch, single panel radiator, linoleum floor covering.

REAR PORCH

Glazed rear porch

FIRST FLOOR

Accessed by a straight flight staircase from the entrance hallway. The landing has a textured ceiling, ceiling light point, access to the roof void.

An airing cupboard opens housing a 'Worcester Bosch' combination boiler.

BEDROOM 1 11'9" x 8'9" + recess (3.59 x 2.69 + recess)

Textured ceiling, ceiling light point, upvc double glazed window to the front aspect, single panel radiator, provision of power points and a telephone point.

The room benefits from fitted wardrobes providing hanging rail and shelving over. A second storage cupboard opens provides additional hanging rail and shelving.

BEDROOM 2 11'5" x 5'11" (3.49 x 1.81)

Textured ceiling, ceiling light point, upvc double glazed window to the rear aspect, power points, single panel radiator.

BATHROOM 8'1" x 5'7" (2.47 x 1.72)

Textured ceiling, ceiling light point, upvc obscure glazed window to the rear aspect, linoleum floor covering. Wall mounted electric fan heater.

Fitted with a pedestal wash hand basin, close coupled wc, panel bath with electric Triton T80z shower over.

FRONT GARDEN

Is laid to lawn with mature shrubs.

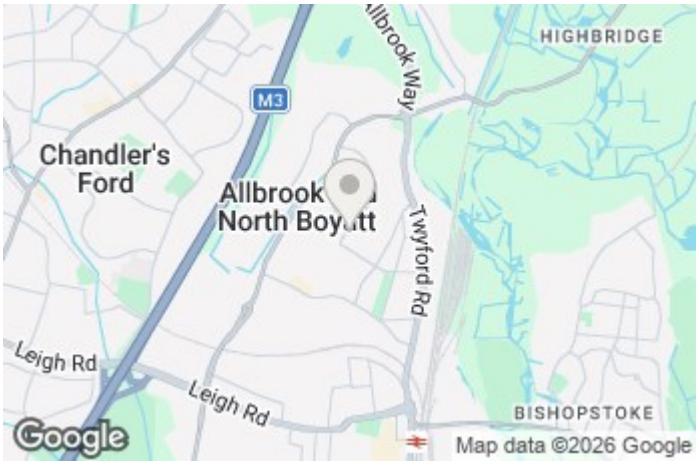
REAR GARDEN

The garden is principally laid to lawn and enclosed by timber panel fencing with a pedestrian gate to the rear.

GARAGE

Garage in a block close by.

Council Tax Band B



Ground Floor
32.0 sq.m. approx.

1st Floor
27.8 sq.m. approx.

TOTAL FLOOR AREA : 59.8 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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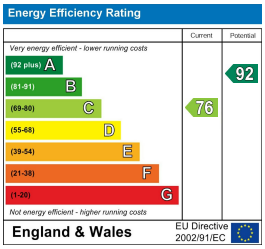

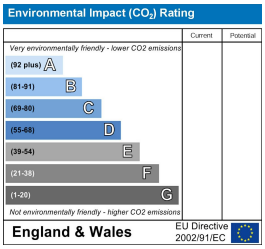

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