



Connells

Royston Avenue
Eastleigh



Property Description

Situated in the desirable residential area of Boyatt Wood, this three-bedroom semi-detached house presents an exciting opportunity for buyers looking to create their ideal family home. Offering generous living accommodation, a fitted kitchen with space for appliances, a spacious rear garden, two garages and excellent potential for further improvement, this property is full of possibilities and is offered to the market with no onward chain.

Upon entering, the welcoming hallway provides access to a convenient downstairs cloakroom, a spacious lounge featuring an attractive bay window, and a separate dining room with French doors opening directly onto the rear garden, creating a lovely space for family dining and entertaining. The fitted kitchen offers a range of units and worktop space, with room for appliances to suit your needs.

Upstairs, the property boasts a generously sized master bedroom alongside two further bedrooms and a family bathroom. The boarded loft also offers exciting potential for conversion, subject to the necessary planning permissions and building regulations, providing scope to create additional accommodation if desired.

Externally, the property benefits from a generous rear garden, mainly laid to lawn, offering plenty of space for children to play, outdoor entertaining and landscaping. The garden leads to two garages situated to the rear, providing excellent storage, parking or workshop potential, together with additional parking.

Although some modernisation is required, this property offers a fantastic opportunity to add value and personalise a home to suit your own tastes and requirements. With its desirable location, flexible living space, generous garden, two garages and potential to extend, subject to the necessary permissions, this is an ideal prospect for families and buyers seeking a home with plenty of scope for the future.

Offered with no onward chain, an early

viewing is highly recommended to appreciate the space and potential this property has to offer

Cloakroom

Double glazed window to side aspect. Radiator. Toilet. Wash hand basin.

Lounge

Double glazed bay window to front aspect. Storage cupboard housing gas meter and fuse box. Radiator. Under stairs storage cupboard.

Dining Room

Double glazed French doors to rear garden. Radiator.

Kitchen

Double glazed window to rear aspect. Fitted kitchen with wall and base units. Space for appliances.

Landing

Radiator. Loft access.

Loft

Ladder built in. Boarded. Combi boiler in loft.

Bedroom 1

Double glazed window to rear aspect. Radiator. Large double.

Bedroom 2

Double glazed window to front aspect. Airing cupboard. Built in wardrobe. Radiator.

Bedroom 3

Double glazed window to front aspect. Built in wardrobe. Radiator.

Bathroom

Double glazed window to side aspect. Shower over bath. Toilet. Wash hand basin. Heated towel rail.

Outside

To the front. Lawn area with side path to front door and rear access.

To the rear. Large lawn area with path to rear gate which leads to parking and garages.

Garage X2

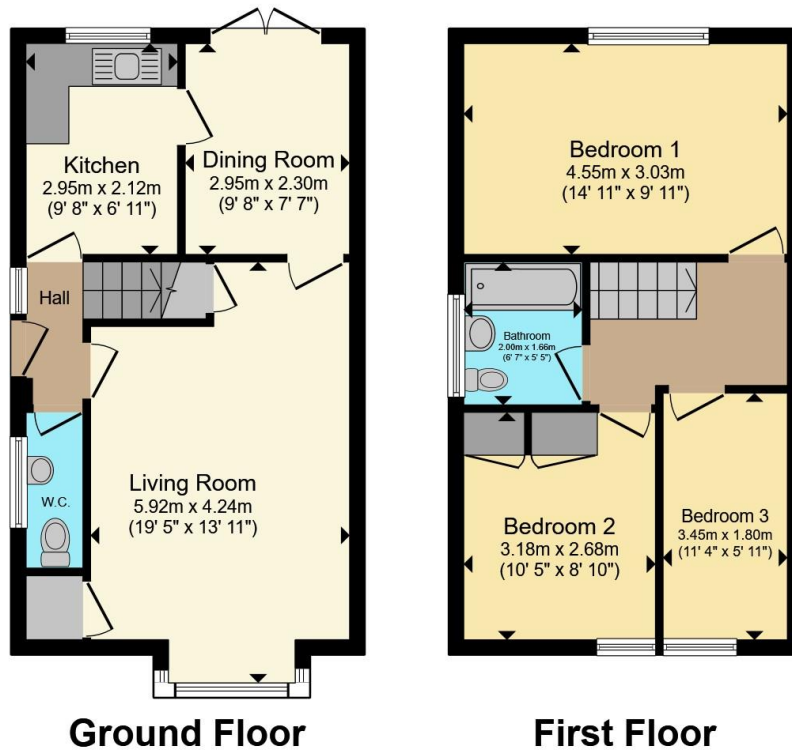
Garage 1. Up and over door. Electricity (currently disconnected) .

Garage 2. Up and over door. Side window. Side door.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead





Total floor area 76.4 m² (822 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

Connells



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19 Market Street
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EPC Rating: D Council Tax
 Band: C

view this property online connells.co.uk/Property/EGH308167

Tenure: Freehold



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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