



31 Royston Avenue, Eastleigh, SO50 4NH

£310,000

Three bedroom semi detached property with driveway providing off road parking and attractive rear garden. The home is presented to a high standard throughout and briefly comprises 14' sitting room accompanied by 13' fitted kitchen/dining room overlooking the rear garden. The location boasts convenient access to both Eastleigh town centre, and Chandler's Ford alike with a wealth of amenities nearby.

ACCOMMODATION

GROUND FLOOR

Hallway:

Stairs to first floor.

Sitting Room:

14'8" x 10'8" (4.47m x 3.25m)

Kitchen/Dining Room:

13' x 11' 4" (3.96m x 3.45m) Comprehensively fitted kitchen with a wealth of modern matching base and eyelevel units, space plumbing and provision for a variety of appliances. Generous space for table and chairs with pleasant outlook towards the well manicured rear garden.

FIRST FLOOR

Landing:

Airing cupboard

Bedroom 1:

13'8" x 8'7" (4.17m x 2.62m)

Bedroom 2:

12'7" x 6'8" (3.84m x 2.03m)

Bedroom 3:

9'2" x 6'9" (2.79m x 2.06m) (maximum measurements).

Shower Room:

8'6" x 4'9" (2.59m x 1.45m) Beautifully re-fitted with enclosed shower cubicle, wash hand basin and WC, tiled walls and floor, towel radiator,

OUTSIDE

Front:

Area laid to lawn and hardstanding providing off-road parking.

Rear Garden:

Fully enclosed with timber fencing gated access. Approximate measurements of 40' x 24'. The rear garden is laid with lawn and boasts two generous patio areas for external dining.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1979

Approximate Area:

757sqft/70.3sqm

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with ladder and light connected

Infant/Junior School:

Shakespeare Infant/Junior School

Secondary School:

Crestwood Community School

Local Council:

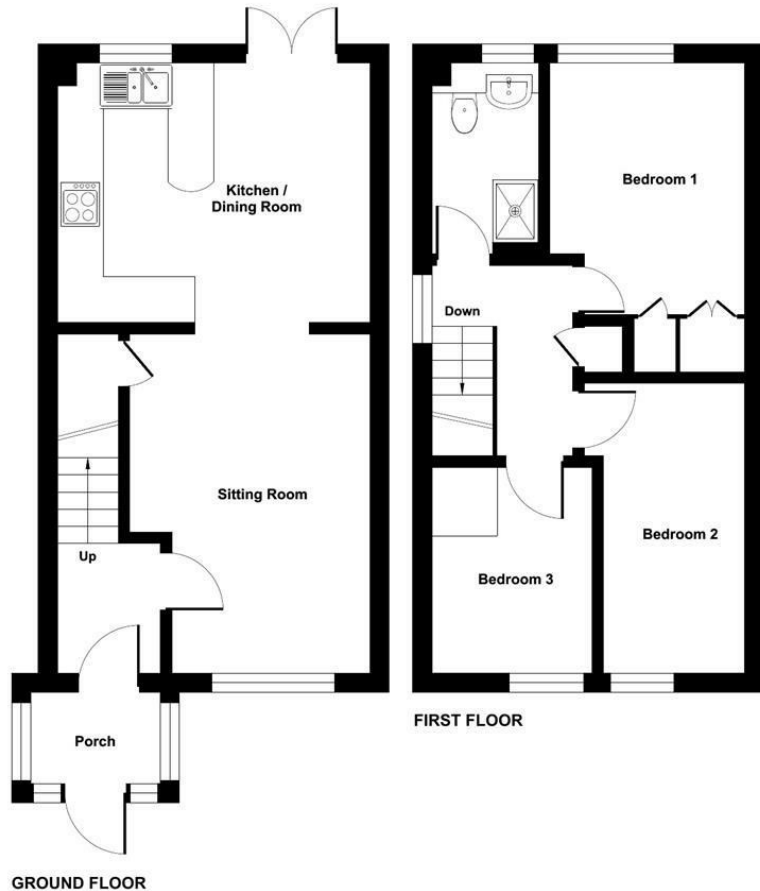
Eastleigh Borough Council - 02380 688000

Council Tax:

Band C



Ground Floor = 393 sq ft / 36.5 sq m
 First Floor = 364 sq ft / 33.8 sq m
 Total = 757 sq ft / 70.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2023. Produced for Sparks Ellison. REF: 1060908



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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