



# 48 Ruskin Road, Eastleigh, Hampshire, SO50 4JX

£325,000

Stanford Estate Agents are pleased to offer with no forward chain this well presented and neutral, three bedroom, semi detached house in Boyatt Wood. Benefiting from a low maintenance rear garden, detached garage and off road parking.

Accommodation consists of a secure and useful porch that leads into the property. Upon entry the ground floor offers a separate dining room with bay window, lounge with double aspect windows, modern kitchen with large pantry and a range of wall and base units. An inner lobby houses a cloakroom with WC facilities and a pedestrian door to the rear garden. The first floor gives space to all three bedrooms with bedroom one and two being great sized doubles with fitted wardrobes or storage. All bedrooms are serviced via the family bathroom.

Externally the property sits on the corner of Ruskin Road and St Catherines Road tucked back from the road with a private frontage. Off road parking comes in the form of a paved drive leading to a detached garage with an up and over door for access. The rear garden can be accessed via a secure side gate and has been made to be low maintenance with an array of patio, flower beds and hardstanding. The garden is fully secure via panel enclosed fencing.

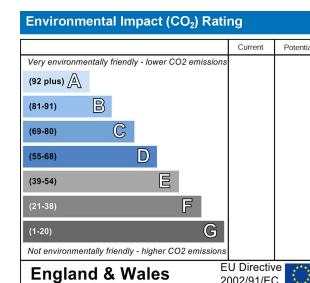
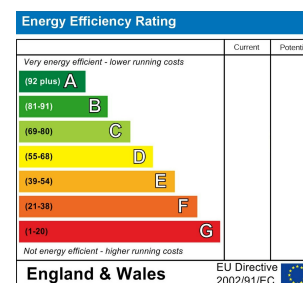
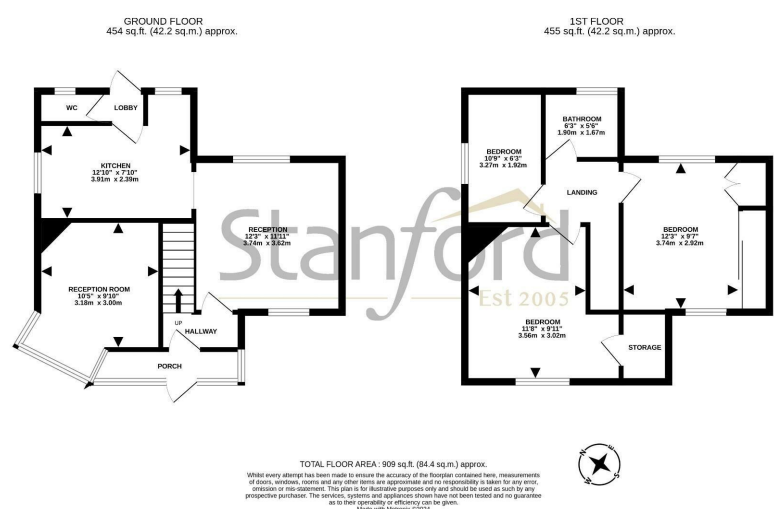
The property offers a ready to move in opportunity in the form of being a well presented, neutral blank canvass and we think the property makes an ideal first time family home.

### Further Information:

Local Council: Eastleigh Borough Council  
 Council Tax Band: C  
 Local Primary Schools: Shakespeare Infant & Junior School  
 Local Secondary School: Crestwood Community School  
 Sellers Position: No Forward Chain

### Local Information:

Boyatt Wood is a mainly residential area of Eastleigh with fantastic commuter links to the M27 & M3. Its located a moments walk from the town centre of Eastleigh, however, has its own array of amenities such as post office, shops, dentists and doctors. Local schools come highly regarded and are well sought out by residents. Large playing fields and local woodlands are all moments away offering semi rural walks to as far as Winchester.



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