



3 Avington Close, EASTLEIGH, Hampshire, SO50 6NW

£450,000

Stanford Estate Agents present with no forward chain this rarely available, four double bedroom, detached house located in a small cul-de-sac in Old Bishopstoke. Boasting a detached a garage, ample off road parking and a west facing garden this property makes for an ideal family home.

Accommodation starts with an entrance hall with a cloakroom housing WC facilities and reception rooms comprise of a large full, front to back lounge with French doors to the rear garden and a separate dining room with a single pedestrian door to the rear garden. The kitchen is in good order with a range of wall and base units, designated space for free standing appliances and another door to the garden. The first floor comes in the form of four double bedrooms with bedroom one benefitting further from ensuite facilities and the remaining bedrooms being serviced by the three piece family bathroom.

Externally the property offers a lawn area and designated hardstanding for parking. Also found to the side is further hardstanding for more parking leading to the detached garage. The rear garden is private, fully secure via brick wall, panel enclosed fencing and wooden post gate. Being mostly laid to lawn with laid patio the garden is easily maintainable and ideal for entertaining or enjoying family time.

Further Information:

Local Council: Eastleigh Borough Council

Council Tax Band: E

Local Primary Schools: Stoke Park Infant & Junior School

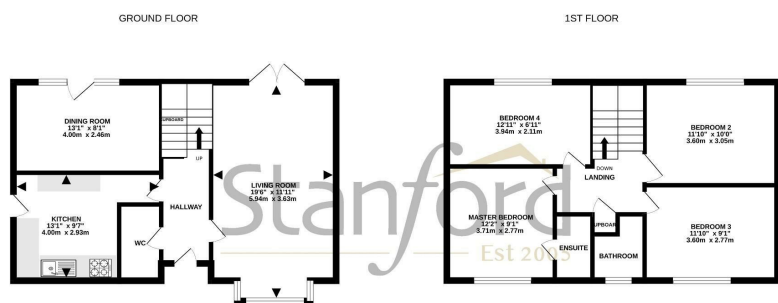
Local Secondary School: Wyvern College

Sellers Position: No Forward Chain

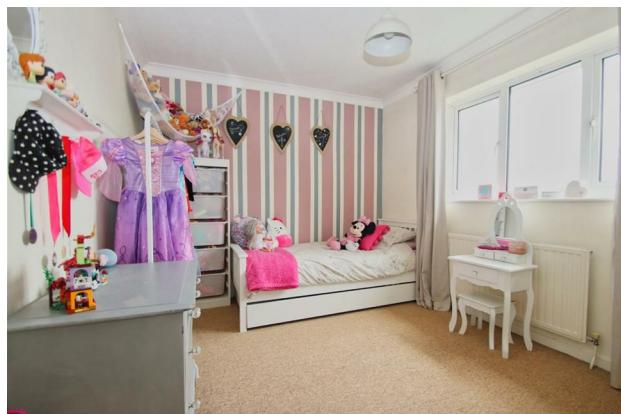
****Please note the property has strict viewing availability due to being tenanted and as such only certain times can be offered each week. Our current viewing arrangement is Saturday 23rd March between 12:00 - 14:00****

Local Information:

Bishopstoke is small village and civil parish in the borough of Eastleigh. It is wonderfully positioned on the Itchen navigation between Winchester and Southampton. It offers an array of sought after amenities such as post offices, dentists, doctors and bus routes. Eastleigh town centre is a short distance away providing further amenities as well as other travel essentials in the form of a mainline train station and Southampton airport. Stoke Park Woods is a favourable spot for families and dog walkers alike and consists of 512 acres of woodland walks that are enjoyed by those near and far.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, fixtures, fittings 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 here are not tested and no guarantee as to their operability or efficiency can be given. Made with Smartplan 12/20



Energy Efficiency Rating	
Current	Potential
(92 plus) A	
(81-91) B	
(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

Environmental Impact (CO ₂) Rating	
Current	Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Stanfords nor any of its employees or agents has the authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. Written quotation are available on

