

14 Royston Avenue, Eastleigh, SO50 4NJ

Asking Price £270,000

Stanford Estate Agents are pleased to bring to the market this well presented, two bedroom, end of terrace home located within Boyatt Wood, Eastleigh. Benefiting from a great sized garden with potential to extend and a garage in block, this property is an ideal first home.

Accommodation consists of a useful entrance porch and opens into a spacious lounge with the stairs to the first floor. The kitchen/diner is to the rear of the property and offers a range of wall and base units, a large storage cupboard housing the boiler, space for freestanding appliances and a pedestrian door to the rear garden. The first floor has a large double bedroom with the further benefit of a built in wardrobe, a good sized single bedroom and both bedrooms are serviced via the modern, three piece family bathroom.

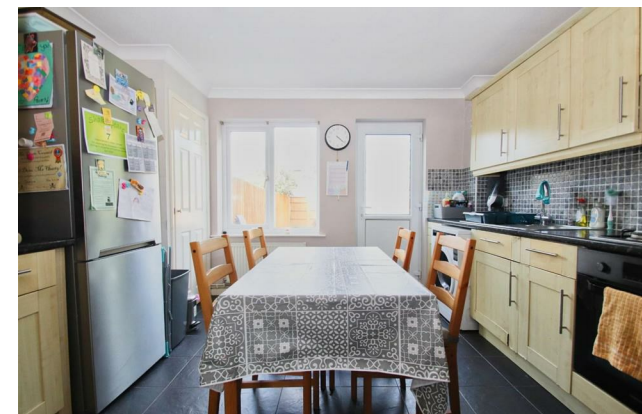
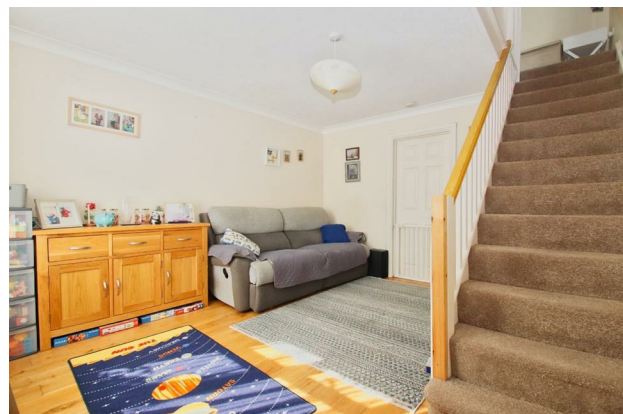
Externally the property has a small lawn to the front with pedestrian gate to access the rear garden. The rear garden itself is a fantastic and considerably bigger size than many would expect! Secured via panel enclosed fencing and brick wall with a mixture of lawn and patio area leaving a great blank canvas for the incoming buyers to create their own vision. A separate outbuilding with power and light is within the garden and could be converted to an ideal home office. The garden itself presents an opportunity subject to planning consents to extend either to the side or rear. A garage accessed via up and over door in a close by block is also included within the properties benefits.

Further Information:

- Local Council: Eastleigh Borough Council
- Council Tax Band: B
- EPC Rating: Ordered - TBC
- Local Primary School: Shakespeare Infant & Junior School
- Local Secondary School: Crestwood Community School
- Windows: Double Glazed Ground Floor & Triple Glazed First Floor (installed 2023)
- Heating: Gas Central Heating
- Boiler: Installed 2017
- Parking: On Street
- Sellers Situation: Already Found
- Viewing: By Appointment Only

Local Information:

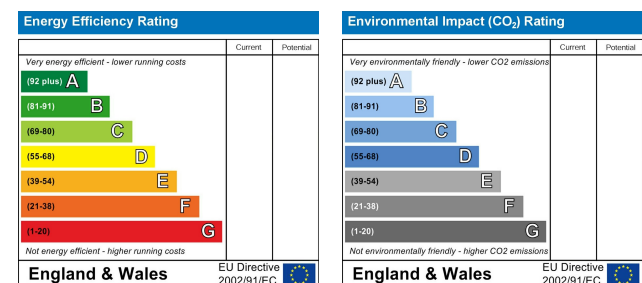
Boyatt Wood is a mainly residential area of Eastleigh with fantastic commuter links to the M27 & M3. Its located a moments walk from the town centre of Eastleigh, however, has its own array of amenities such as post office, shops and doctors. Local schools come highly regarded and are well sought out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



While every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, ceilings, fixtures and other details are approximate and are intended to give a general impression or indication only. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify all measurements and details before completion of any purchase. All dimensions are approximate and should be used as a guide only. Made with Metrease 02024



Tel: 023 8064 7272
 Email: eastleigh@stanfordestateagents.co.uk
 Address: 23High Street, Eastleigh, SO50 5LF



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

