

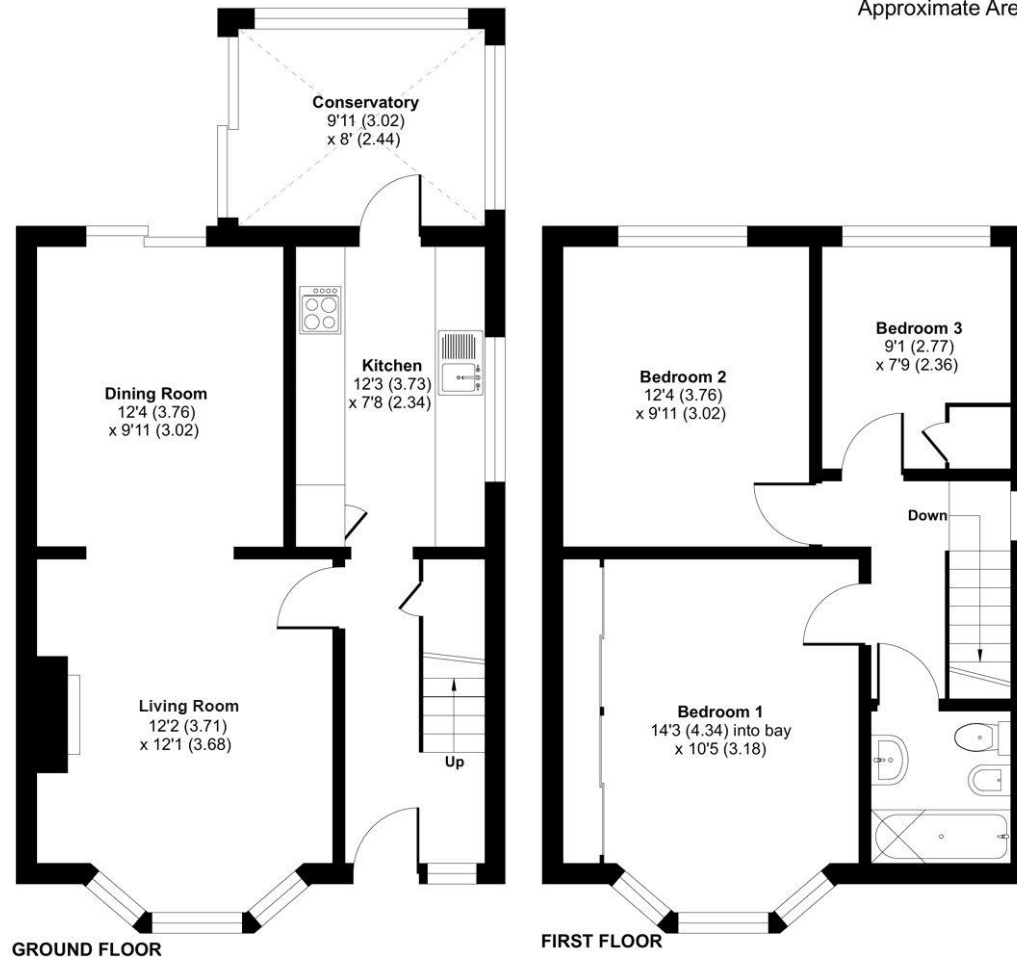


Passfield Avenue, Eastleigh, Hampshire, SO50 9NJ



ACCOMMODATION

This well-appointed three-bedroom residence in Eastleigh offers a spacious and welcoming living space, catering to the needs of families and individuals alike. Nestled within an established neighbourhood of Eastleigh, the residence presents a classic and enduring architectural design. Its well-maintained driveway contributes to its inviting facade, surrounded by a harmonious blend of shrubs. Upon entry, the interior of the home is thoughtfully designed to ensure a pleasant living experience. The ground floor is skilfully arranged to accommodate a generously sized open-plan living/dining room, flooded with natural light through large windows. This space is ideal for relaxation and entertainment. The kitchen is contemporarily styled and furnished with modern appliances, abundant countertop space, and ample storage capacity. An additional conservatory to the rear of the property provides additional reception space. The upper floor of the property is home to three generously proportioned bedrooms, each providing comfortable living spaces with ample room for furnishings and storage. The residence is equipped with one bathroom, characterised by contemporary fixtures and finishes, emphasizing functionality and personal care. The 150ft rear garden is a meticulously maintained private outdoor space that accommodates various activities. Featuring a patio and a mature lined garden laid to lawn with feature walkways and outdoor storage, this outdoor space is a must for families and individuals alike. Located in the heart of Eastleigh, the property benefits from close proximity to local shops, schools, parks, and efficient public transportation options. This strategic location enhances convenience and makes it a highly desirable residence for those seeking easy access to essential services and recreational opportunities.



Approximate Area = 1022 sq ft / 94.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1053174



SITUATION

Eastleigh is a small town which lies on the River Itchen between Winchester and Southampton. It has a good range of shops as well as leisure and entertainment facilities. It is ideally located to provide convenient access to Winchester and Southampton. There is a railway station giving access to London Waterloo, Winchester and Southampton. Communications are excellent with the M3 and M27 within easy reach.



SPECIFICATION

- Off-street parking
- Large private garden
- Well-presented three-bedroom home
- Close to Amenities
- Conservatory
- Family bathroom

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band C

GUIDE PRICE

Offers Over £375,000

TENURE

Freehold