



Windsor Gate, Boyatt Wood, Hampshire, SO50 4PU

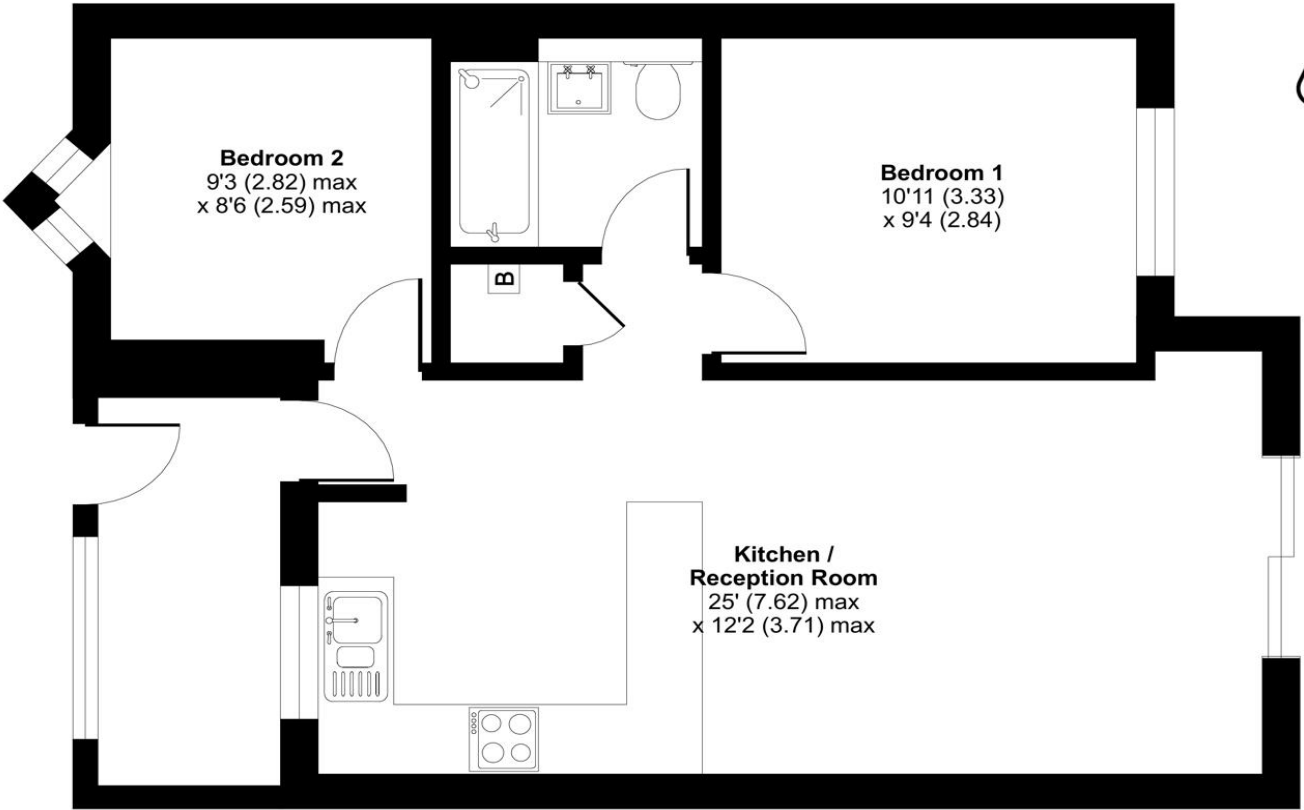


ACCOMMODATION

Located at the end of a quiet close, this two-bedroom end-of-terrace bungalow is characterised by its unassuming charm and functional design. The exterior, featuring a modest frontage and a pitched roof, blends seamlessly into the surroundings. A convenient driveway leads to the entrance, creating a welcoming approach. Upon entering, a practical layout unfolds, offering a large living space that balances simplicity and comfort. The bungalow is designed to cater to the essentials, with a living area that seamlessly connects to a functional kitchen. The neutral palette throughout enhances the sense of openness, providing a blank canvas for personal touches. The two bedrooms, situated for privacy, offer quiet retreats bathed in natural light. The design ensures a practical use of space while maintaining a cosy atmosphere. The bathroom serves the needs of the household. Externally, the property features a low-maintenance exterior, with a paved seating area to the rear and lawned garden, providing a pleasant outdoor space. The end-of-terrace location offers a degree of privacy, making it an appealing choice for those seeking a quiet abode.

Approximate Area = 626 sq ft / 58.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



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: 1063796



SITUATION

The property is situated within the convenient location of Boyatt Wood, just outside the small market town of Eastleigh which lies on the River Itchen between Winchester and Southampton. It has a good range of shops, as well as leisure and entertainment facilities including a Vue cinema and a bowling complex. It is ideally located to provide convenient access to Winchester and Southampton. There is a mainline railway station providing access to London Waterloo, Winchester and Southampton. Communications are excellent with the M3 and M27 within easy reach. Southampton Airport is also only a short drive away. The cathedral city of Winchester and maritime city of Southampton present a wonderful cultural, educational and retail experience, offering many famous attractions and amenities.



SPECIFICATION

- Well-presented bungalow in a popular location
- Two bedrooms
- Contemporary bathroom
- Open-plan layout
- Driveway
- Private enclosed rear garden

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band: B

GUIDE PRICE

£290,000

TENURE

Freehold