

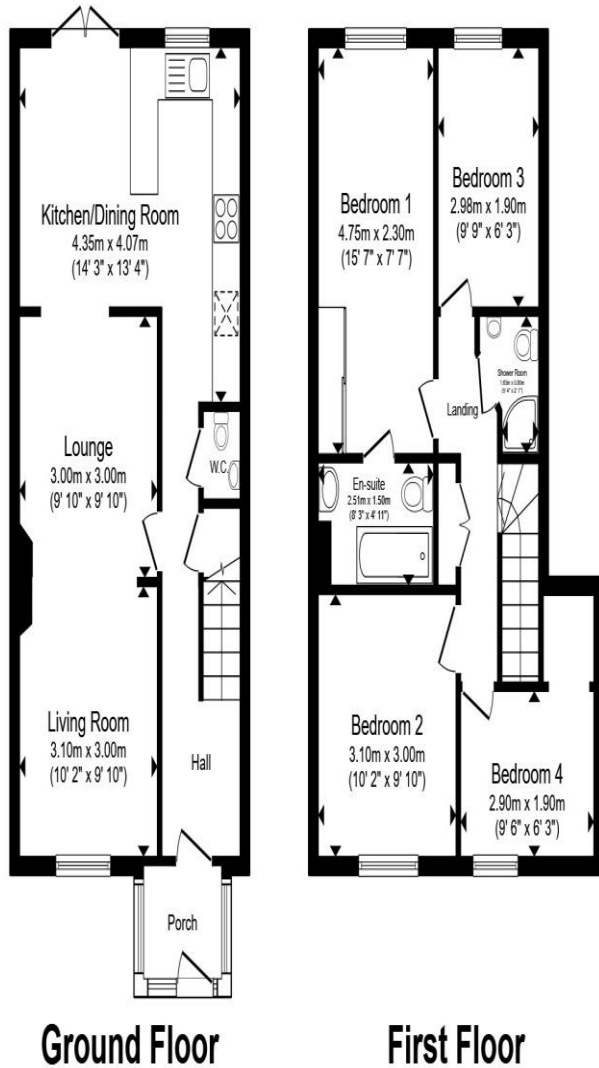


Burns Close, Eastleigh, SO50 5DU

welcome to
Burns Close, Eastleigh

Spacious four-bedroom mid-terrace home offering versatile living with two reception rooms and a generous kitchen/diner. Featuring en-suite, family shower room, driveway for multiple cars, and a private rear garden housing a storage shed, with potential for an entertainment space or summer house.





Total floor area 92.7 m² (998 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Entrance Porch

Entrance Hall

Lounge

20' 2" x 9' 10" (6.15m x 3.00m)

Kitchen/Dining Room

14' 3" x 13' 4" (4.34m x 4.06m)

Cloakroom

Landing

Bedroom One

15' 7" x 7' 7" (4.75m x 2.31m)

Ensuite

8' 3" x 4' 11" (2.51m x 1.50m)

Bedroom Two

10' 2" x 9' 10" (3.10m x 3.00m)

Bedroom Three

9' 9" x 6' 3" (2.97m x 1.91m)

Bedroom Four

9' 6" x 6' 3" (2.90m x 1.91m)

Shower Room

5' 4" x 2' 7" (1.63m x 0.79m)

Front Garden

Rear Garden

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Burns Close, Eastleigh

- MODERN KITCHEN AND BATHROOM
- FOUR BEDROOMS
- ENSUITE
- SOUGHT AFTER LOCATION
- DOWNSTAIRS CLOAKROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: C

Directions to this property:

Fox and Sons Estate Agents Eastleigh

44 Market St, Eastleigh SO50 5RA

Take Market St to Southampton Rd/A335

Head towards Regal Walk, turn left onto Wells Pl

Continue on Southampton Rd/A335 to Derby Rd

At the roundabout, take the 2nd exit onto Southampton Rd/A335

Keep left to continue towards Southampton Rd/A335

Merge onto Southampton Rd/A335, continue on Derby Rd. Drive to Burns Cl, turn right onto Derby Rd, turn left onto Burns Rd

Turn right onto Burns Cl, restricted-usage road

Turn right to stay on Burns Cl, restricted-usage road and your destination will be on the left



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/ELH106991



Property Ref:

ELH106991 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons



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