



54 Selbourne Drive  
Boyatt Wood  
Eastleigh  
SO50 4PH



**BYRNE  
RUNCIMAN**

Tel: 01329 834579 [www.byrnerunciman.co.uk](http://www.byrnerunciman.co.uk)



## 54 SELBOURNE DRIVE

**PRICE GUIDE: £250,000**

### The Property

A mid terrace three-bedroom house in a leafy location about 400 metres from Crestwood Community School. It benefits from gas central heating and a 30ft, enclosed, south facing garden with separate, rear access. This property was solidly built in the 1960s and is now in need of some updating. Viewing is very highly recommended.

- \* **NO ONGOING CHAIN \***
- \* **WOULD BENEFIT FROM UPDATING \***
- \* **LIVING/DINING ROOM \***
- \* **KITCHEN/BREAKFAST ROOM \***
- \* **THREE BEDROOMS \* BATHROOM \***
- \* **ENCLOSED REAR GARDEN \***
- \* **REASONABLY CLOSE TO TOWN CENTRE \***

### The Location

Convenient for schools, shops and amenities, plus Eastleigh Railway station and Airport. The city of Southampton is nearby and there is easy access to the M27 motorway network.

### Directions

Postcode SO50 9GD for Satnav.

### ACCOMMODATION

**CANOPY PORCH** Double glazed front door opening to:

**ENTRANCE HALL** Staircase to first floor, four built in cupboards, radiator, doors opening to:

**KITCHEN/BREAKFAST ROOM** Double glazed window to front, fitted with a range of wall and base unit with work surfaces over, stainless steel sink unit with cupboard below, partially tiled walls, electric cooker point\*, space for fridge/freezer, plumbing for washing machine, serving hatch, radiator.

**LIVING/DINING ROOM** Double glazed patio doors opening onto garden, radiator.

### FIRST FLOOR

**LANDING** Loft hatch, over stairs cupboard, airing cupboard housing gas boiler\* servicing central heating\* and hot water system\*, doors opening to:

**BEDROOM ONE** Double glazed window to rear.

**BEDROOM TWO** Double glazed window to front.

**BEDROOM THREE** Double glazed window to rear, built in wardrobe cupboard.

**BATHROOM** Double glazed window to front, suite comprising panelled bath with electric shower\* over, pedestal wash hand basin, partially tiled walls, radiator.

**W.C.** Double glazed window to front, low level w.c.

### OUTSIDE

The **FRONT GARDEN** has a pathway to the front door, area of lawn and some shrubs and borders.

The enclosed **REAR GARDEN** is mainly laid to lawn, some shrubs and borders and a pedestrian gate to the rear.

**SERVICES:** All main services.

**TENURE:** Freehold.

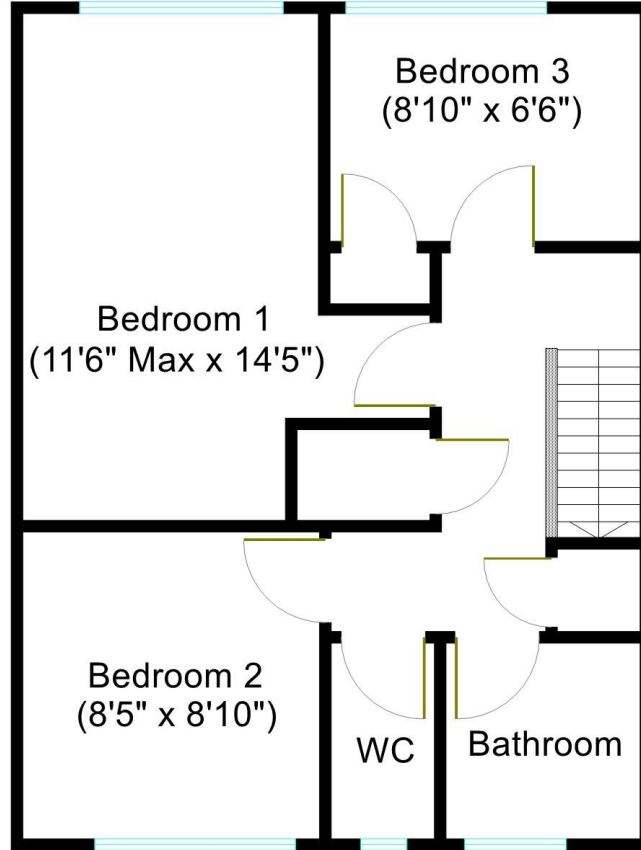
**LOCAL AUTHORITY:** Eastleigh Council.

**COUNCIL TAX BAND:** C.

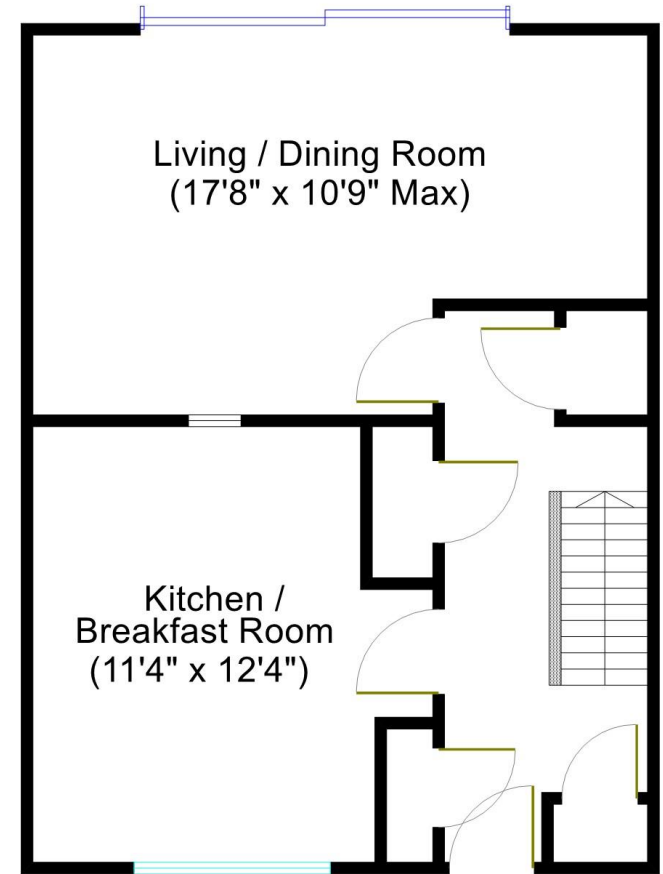
**Agents Note:** \* We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered approximate.

**Viewing** strictly by appointment with vendor's sole agent BYRNE RUNCIMAN of Wickham.





First Floor



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



**Total Approx. internal floor area =  
814.7 sq ft / 75.9 sqm**  
**Floor Plan for identification and guidance purposes only**

Byrne Runciman, for purchasers and for the vendor of this property, as agent, give notice that:

- All statements contained in these particulars are as a general guide only, and are made without responsibility on the part of the agent or the vendors. They are not to be relied upon as statements or representation of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
- The vendor does not make or give, and neither the agent nor any person in his employ, has any authority to make or give, whether in these particulars or during negotiations, any representation or warranty whatsoever in relation to this property.
- These particulars do not constitute any part of an offer or contract.



