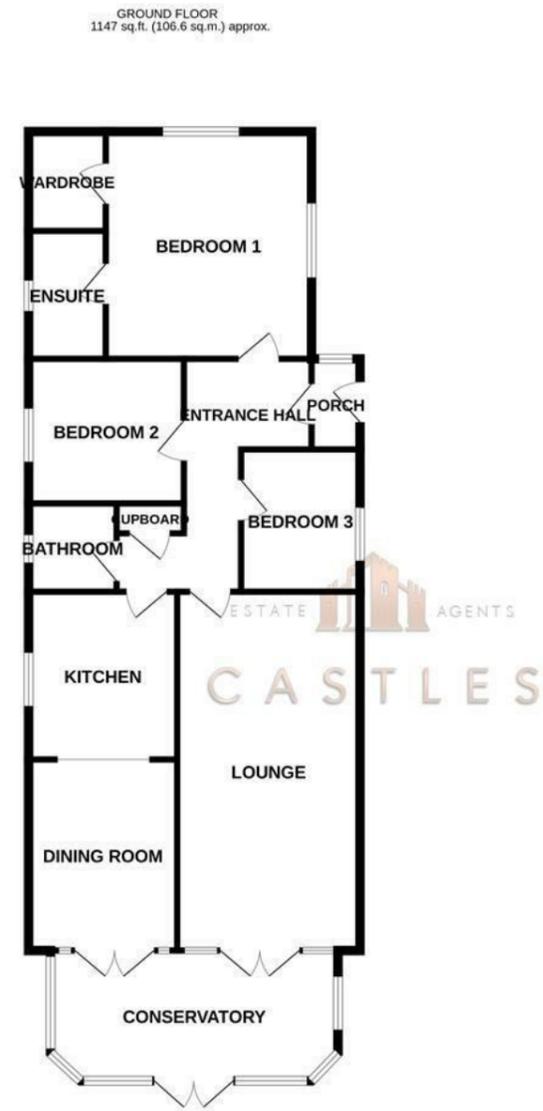


Floor Plan



TOTAL FLOOR AREA: 1147 sq.ft. (106.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92-100) A		(10-15) A	
(81-91) B		(16-20) B	
(69-80) C		(21-25) C	
(55-68) D		(26-30) D	
(39-54) E		(31-35) E	
(21-38) F		(36-40) F	
(1-20) G		(41-45) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Rivonia Botley Road
Eastleigh, SO50 7DN

A spacious, detached, three-bedroom bungalow situated in the sought after location of Horton Heath with potential to develop (subject to planning consent). This lovely property comprises a large 22ft living room, kitchen/dining room, 21ft conservatory, master bedroom with en-suite shower room and walk in wardrobe, a further two bedrooms and family bathroom.

Outside there is a large driveway with ample off road parking, garage and attractive garden with shed.

To fully appreciate both the property's location and the accommodation on offer an early viewing is highly recommended.

Offers over £450,000

DIRECTORS

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Rivonia Botley Road

Eastleigh, SO50 7DN



- DETACHED BUNGALOW
- LARGE LOUNGE
- GARAGE
- CONSERVATORY
- DOUBLE GLAZING & GAS CENTRAL HEATING
- THREE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- DRIVEWAY PARKING
- FAMILY BATHROOM
- NO FORWARD CHAIN

LOUNGE

12'11" x 22'2" (3.95 x 6.78)

DINING ROOM

10'5" x 10'9" (3.18 x 3.28)

KITCHEN

10'5" x 9'4" (3.18 x 2.87)

CONSERVATORY

20'11" x 8'0" (6.39 x 2.44)

BEDROOM 1

14'1" x 12'11" (4.31 x 3.95)

BEDROOM 2

11'5" x 9'0" (3.48 x 2.75)

BEDROOM 3

7'5" x 8'9" (2.27 x 2.69)

Financial Services

If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Solicitors

If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local,

well recommended companies that would be happy to help and provide you with a quote.

Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed.

