



**13, Adur Close, Southampton, SO18 3NH**  
**Reduced To £375,000**

JUST REDUCED !!! A detached 3 bedroom house with a good sized garden situated in a cul-de-sac. The spacious family ground floor accommodation provides hall, a cloakroom, a spacious sitting room and a bright dining area with a sliding glazed door to a conservatory. Modern and applanced two tone kitchen. All bedrooms are served by a bathroom. The property also benefits from off road parking.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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The property is accessed from the road via a dropped kerb onto a bloc paved driveway providing off road parking and external electric vehicle charge point.

A composite door with two obscure glazed panel and matching window opens onto

### Entrance Hallway

Textured ceiling with coving, ceiling light point, double panel radiator, laminate floor covering

Staircase leading to the first floor landing with useful understairs storage cupboard.

### Cloakroom

Fitted with a close coupled wc with dual push flush, wall mounted wash hand basin set within a vanity unit with useful storage below and splashback tiling.

Textured ceiling, ceiling light point, obscure upvc double glazed window to the side aspect, heated towel rail

Wall mounted electric consumer unit

### Lounge 12'8" x 13'9" (3.88 x 4.21)

Smooth plastered ceiling, ceiling light point and plaster rose, double panel radiator, box bay window with upvc double glazing, provision of power points, television point.

The room centres on a pebble effect gas fire with granite hearth, surround and an 'Adam' style mantle over.

From here an opening leads through to a dining area.



### Dining Area 8'7" x 8'4" (2.64 x 2.56)

Textured ceiling with coving, ceiling light point, single panel radiator, serving hatch to the kitchen. Natural light is provided by a upvc glazed patio doors giving access to a conservatory.



### Conservatory 9'11" x 10'5" (3.04 x 3.18)

Constructed of low level brick walling with upvc double glazing over and polycarbonate roof. Ceramic glazed tiled floor, double panel radiator, provision of power points. A pair of upvc glazed patio doors gives direct access onto the rear garden.



### Kitchen 10'2" x 8'7" max (3.12 x 2.62 max)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, continuation of the laminate floor covering, double panel radiator, wall mounted 'Worcester Bosch' boiler for the central heating.

A two tone kitchen fitted with white gloss cupboard and drawer base units and contrasting black gloss wall mounted cupboards over. Heat resistant worksurface with inset stainless steel sink unit with drainer and a mono bloc mixer tap over, 'Neff' four burner gas hob with black chimney style extractor hood over. Undercounter 'Neff' fan assisted oven. A upvc glazed door gives access to the side.

A UPVC glazed door opens onto external passageway leading to the hobby room.

### First Floor

The landing is accessed by a straight flight staircase from the entrance hallway, the landing has a textured ceiling, ceiling light point, access to the roof void (which benefits from a pull down ladder and has been partially boarded). Natural light is provided by a upvc double glazed window to the side aspect. Single panel radiator and a power point.

### **Bedroom 1 12'5" x 9'5" (3.80 x 2.89)**

Textured ceiling, ceiling light point, upvc double glazed window to the front aspect, double panel radiator, provision of power points.



### **Bedroom 2 11'10" x 10'4" (3.63 x 3.15)**

Textured ceiling, ceiling light point, upvc double glazed window, double panel radiator and a provision of power points



### **Bedroom 3 9'8" x 9'6" max (2.97 x 2.90 max)**

Textured ceiling, ceiling light point, upvc double glazed window to the front aspect, double panel radiator, provision of power points.



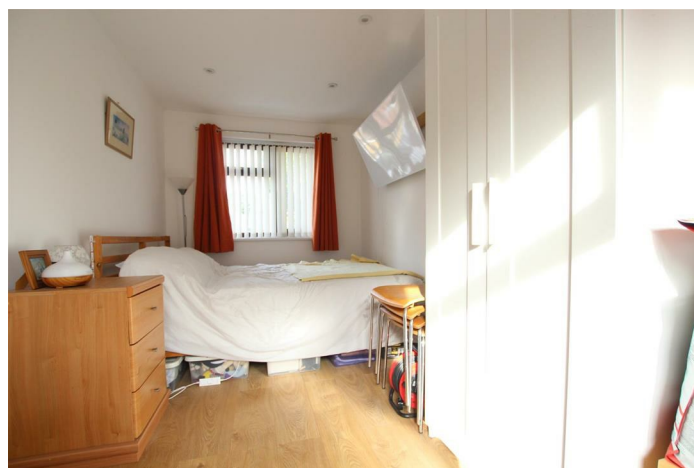
### **Bathroom**

Smooth ceiling with inset spotlights and bluetooth speakers, UPVC double glazed obscured window to rear. Airing cupboard. White suite comprising of WC, wash hand basin and panel bath with shower over. Fully tiled walls and floor. Radiator.



### **Hobby Room 15'7" x 7'3" (4.75 x 2.22)**

Smooth plastered ceiling, eight LED down lighters, upvc double glazed window to the front and rear aspect, laminate floor covering, provision of power points. Space and plumbing for an automatic washing machine.



### **To the front**

The front garden is laid to lawn with shrub bed and is enclosed to the front via a low level brick wall.

A wooden door leads through to a passageway and onto the rear garden.

### **Rear Garden**

Stepping out from the side passage way onto an area laid to gravel and paving providing a pleasant seating area. A step up leads to an area of lawn with a second area of seating laid to decking located at the rear boundary along with a useful shed.

The garden is fully enclosed by timber panel fencing



**COUNCIL TAX BAND D**





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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		