



49a, Harvey Road, Eastleigh, SO50 6GU
Reduced To £375,000

JUST REDUCED !!! A substantial 3 Double Bedroom Detached home, With a Complete Forward Chain.. The ground floor accommodation provides a fine dual aspect principal living area with a wide expanse of glazed doors opening to a patio and garden, and a 19'3 x 8'4 fully applanced kitchen/dining room, again with glazed doors to a further area of patio and garden. A cloakroom is located off the hall. All three bedrooms are double size, the master with an elegant white en suite shower room. The family bathroom is also in pristine white. Gardens surround the property, the rear and side gardens fully enclosed and laid to lawn and patios. Gas central heating, quality double glazing, ample off road parking on the wide frontage. VIEWING ESSENTIAL !!!

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 and a tarmac double width driveway. A flagstone path leads to a canopied entrance with external courtesy lighting where a part obscure glazed upvc door opens to the reception hallway.

RECEPTION HALL

From the hall a turning staircase leads to the first floor landing, and natural light is provided by an obscure double glazed window on the half landing. Single panelled radiator, power points, plain plastered ceilings throughout, ceiling light point, wired in smoke alarm. Wiring is in place for a security system. All the internal doors are of six panelled design with stainless steel handles.

GROUND FLOOR CLOAKROOM

The cloakroom is fitted with a two piece white suite of low level dual flush wc and a wall mounted wash hand basin. Splashbacks are in glazed ceramics. Single panelled radiator. Obscure double glazed window to the front aspect, Vortice extractor fan. The ceiling is plain plastered and has a light point.

LIVING ROOM 13'8" x 12'5" (4.16 x 3.78)

A very light and pleasant dual aspect living room with a double glazed window to the rear elevation and a pair of double glazed french doors with adjacent full height side windows to a patio.



- Double panelled radiator, power points, tv aerial point, telephone point. Plain plastered ceiling with a light point.

KITCHEN/DINING ROOM 19'3" x 8'4" (5.86 x 2.54)

An extremely spacious kitchen/dining room, dual aspect with a double glazed window to the front elevation and a pair of double glazed french doors opening to a patio and the rear garden. The kitchen is fitted with a range of Shaker style units with decorative handles and strip wood style heat resistant work surfaces with an inset one and a half bowl stainless steel Franke sink with mono bloc tap.



- The wall units incorporate two glazed display cabinets, and one of the units conceals a Baxi gas boiler serving the domestic hot water supply and central heating. A fridge and freezer are built in. A Beko stainless steel fan assisted oven is built in, with a four burner gas hob above and a stainless steel canopied extractor over.



- Built in washing machine, built in Bosche dishwasher. Vinyl floor covering, and splashbacks are in glazed ceramics. Ample well placed power points, plain plastered ceiling with four low voltage downlighters. Wall mounted fuse box.

- The dining area of the room provides ample space for a family dining setting. Double panelled radiator, tv aerial point, further power points, telephone point. Plain plastered ceiling with a light point. Wiring is installed for high level speakers.

THE FIRST FLOOR ACCOMMODATION is accessed from the entrance hall by a turning staircase and the landing itself has a wired in smoke alarm, ceiling light point, and hatch access to the roof void.

MASTER BEDROOM 13'3" x 8'6" (4.05 x 2.59)

A double glazed window overlooks the front garden. Large double wardrobe, Single panelled radiator, power points, tv aerial point, telephone point. Plain plastered ceiling with a light point. A door then opens to an en suite facility.



EN SUITE SHOWER ROOM

Fitted with a fully tiled shower cubicle with a plumbed in Bristan Pisa shower and sliding glazed door, a low level dual flush wc, and a wash basin set into a vanity unit with tiled splashback. Plumbed in ladder style chrome towel rail/radiator. Shaver point. Obscure double glazed window to the side aspect, plain plastered ceiling with four inset low voltage downlighters, Vortice extractor fan.



BEDROOM 2 10'5" x 9'10" (3.17 x 2.99)

Double glazed window to the front aspect, single panelled radiator, power points, telephone point, plain plastered ceiling with a light point. A useful storage cupboard is built in above the stairwell.



EXTERNALLY

TO THE FRONT

The wide frontage has a double width tarmacadamed driveway with flagstone paving beyond, grassed areas and flower beds. Hedgerow to the front boundary provides privacy. A path is provided to either side of the property via gates. (Gas and electric meters are to the side of the house). In total there are three external lights around the house.

TO THE SIDE

To the left hand side of the house is a large area of flagstone paved patio.

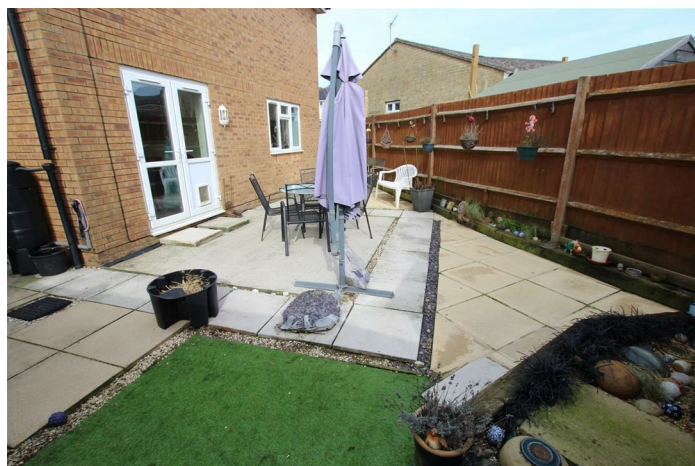
REAR GARDEN

The rear garden is fully enclosed by close boarded timber panelled fencing, and a paved patio abuts the rear of the house, accessed from the dining room french doors.



BEDROOM 3 9'9" x 9'1" (2.96 x 2.78)

An excellent third bedroom with a double glazed window to the side elevation. Single panelled radiator, power points, telephone point, tv aerial point.



LOCATION MAP

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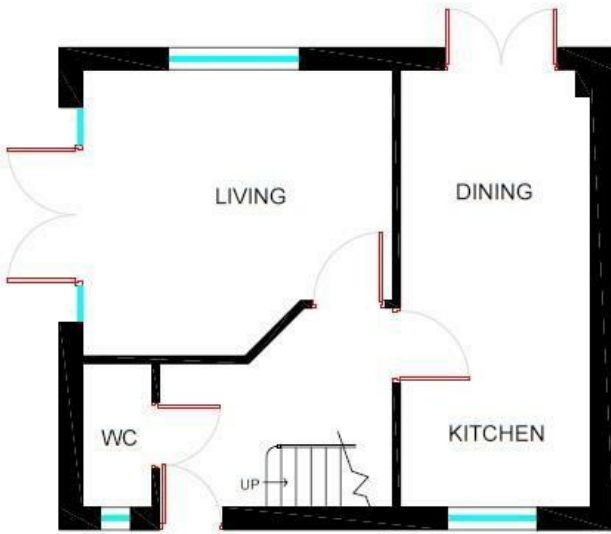
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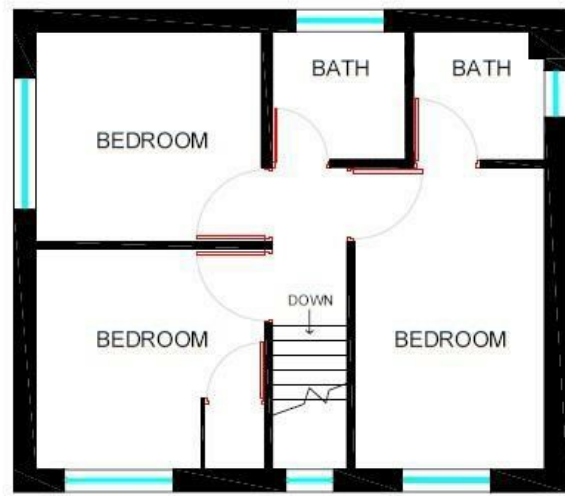
BATHROOM 6'6" x 5'7" (1.99 x 1.70)

The bathroom is fitted with a white three piece suite of panelled bath with handrails and mixer/shower attachment, close coupled dual flush wc, and a wash hand basin set within a vanity unit with mono bloc tap and tiled splashbacks. Shaver point. Chrome towel rail/radiator. The ceiling is plain plastered and has four low voltage downlighters and a Vortice extractor fan. Obscure double glazed window to the rear aspect.





GROUND FLOOR PLAN



FIRST FLOOR PLAN

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

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