



4, Chestnut Avenue, Eastleigh, SO50 5AF
No Onward Chain £280,000

Highly recommended ! A larger than average three bedroom family house with gas central heating and double glazing nicely maintained. The property benefits from a refitted gloss kitchen with useful utility area off, lounge with deep bay window to the front aspect, ground floor wet room. All bedrooms are located on the first floor, with the master boasting an ensuite facility. A popular location with schools and colleges close by, handy for country park walks, and very convenient for public transport. Enclosed rear garden.

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The property is accessed from the pavement via a part original clay tiled pathway leading to a recessed front entrance. A upvc obscure glazed door with lead lighting and chrome door furniture open onto

Entrance Hallway

Textured ceiling with original coving, laminate floor covering, high level electric consumer unit and meter. Single panel radiator, wall mounted 'Drayton' heating control thermostat.

Staircase leading to the first floor landing with useful under stairs storage.

Dining Room 11'8" x 11'10" (3.56 x 3.63)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the rear aspect, radiator, provision of power points.

From here a wide opening leads through to the lounge.



Lounge 11'10" x 11'10" (3.62 x 3.63)

Textured ceiling, six down lighters, original coving, walk in bay window, double panel radiator, provision of power points and television point.

The room centres on a electric pebble effect fire.

Kitchen 15'8" x 8'11" x 5'1" (4.78 x 2.73 x 1.55)

A refitted kitchen with a range of white gloss fronted cupboard and drawer base units with matching wall mounted cupboards, heat resistant worksurface with an inset stainless steel sink unit the drainer and a mono bloc mixer tap over, inset five burner 'Belling' gas hob with a matching chimney style extractor hood over, electric double oven. Integrated bin drawer, free standing (included) large 'American' style fridge / freezer.

Smooth plastered ceiling, seven down lights, ceramic glazed tiled flooring, upvc double glazed window to the rear aspect, opening through to a rear lobby.



Rear Lobby

Textured ceiling, ceiling light point, ceramic glazed tiled flooring. Upvc double glazed window to the rear aspect. Useful utility area with space and plumbing for an automatic washing machine, heat resistant worksurface.

Shelving, Valliant combination boiler.

From here a sliding four panel door opens to a wet room.

Wet Room 7'4" x 8'2" (2.26 x 2.51)

Smooth plastered ceiling, ceiling light point, extractor fan, 'Dimplex' electric fan heater, obscure upvc glazed window to the side aspect, double panel radiator.

Wet room flooring, wash hand basin set within a vanity unit with useful storage below, close coupled wc and thermostatic shower. A couple of the walls are tiled one, to full height the other to half height.



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 has been boarded and benefits from a pull down ladder.

Bedroom 1 11'11" x 10'6" (3.64 x 3.21)

Textured ceiling, ceiling light point, coving, natural light is provided by two upvc double glazed windows to the front aspect, double panel radiator, provision of power points. The room benefits from a triple wardrobe with mirror fronted sliding

doors proving useful hanging rail and storage.

A solid door opens leading to a useful ensuite facility.



Ensuite Shower Room

Fitted with a three piece white suite comprising close coupled wc, pedestal wash hand basin, shower enclosure with an Energy 100 x Max electric shower.

Textured ceiling, two ceiling light points, linoleum floor covering.



Bedroom 2 11'10" x 9'10" (3.62 x 3.0)

Textured ceiling, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator, provision of power points. A built in drawer units provides useful storage to one side of the chimney breast, and double built in wardrobe to the other side.

Bedroom 3 9'11" x 8'11" (3.04 x 2.74)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, double panel radiator and a laminate floor covering.

Front Garden

The front garden is enclosed by a low level brick wall to the front boundary and is principally laid to paving for ease of maintenance with feature shrub. External gas utility meter.

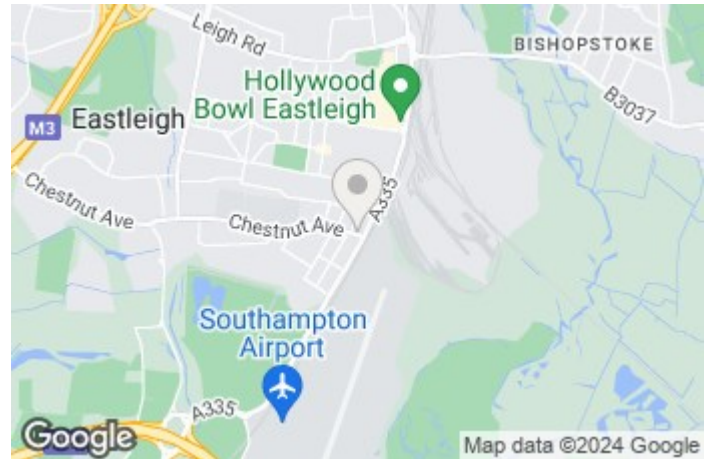
Rear Garden

The rear garden is principally laid to hard landscaping for ease of maintenance with patio area and decking area providing pleasant

seating areas.

A large shed is located to the rear boundary and a pedestrian gate opens to the rear service road.

COUNCIL TAX BAND B



Ground Floor

1st Floor



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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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	84

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	