



4, Brecon Close, Eastleigh, SO53 3NT
No Onward Chain £270,000

A modern end of terrace home constructed by Heron Homes to the Princess design. This popular style of property provides an open plan ground floor with a bedroom and shower room on the first floor. Externally there is a pleasant garden along with a garage and driveway.

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

David Evans Estate Agents is the trading name of David Evans Estate Agents Ltd. Registered Office: 4 High Street, Eastleigh, SO50 5LA Registered in England No. 3484796 VAT No. 704 5882 29



These particulars, whilst believed to be accurate are a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the firms employment has the authority to make or give any representation or warranty in respect of the property or any appliances or services at the property.

Front Garden

To the front the property has a dropped kerb from the road side, a tarmac drive with off road parking for 3 vehicles. A paved path leads to the enclosed entrance porch with the remainder of the front garden being laid to lawn with a shrub border. A side gate provides access to the rear garden.

Entrance Porch

Entering this area via a UPVC door with double glazed window, the porch is constructed from UPVC with a double-glazed window to the front. Within the porch is a door leading to a large storage cupboard which houses the gas combination boiler (only a couple of months old). A further UPVC door gives access to the

Lounge 11'8" x 9'11" (3.56 x 3.03)

A nicely proportioned room with natural light provided by upvc double glazed window looking over the front garden. Smooth ceiling with coving, ceiling light points, two wall light points, provision of power points, television point, phone point and a radiator. A staircase from one corner of the room leads to the first floor. A large opening from the rear of the lounge leads through to the dining area.

Dining Area 9'7" x 7'2" (2.93 x 2.20)

Smooth ceiling with coving, ceiling light point, radiator, provision of power points. Two large openings provide access to the kitchen and conservatory.

Kitchen 9'3" x 7'10" (2.82 x 2.39)

Smooth ceiling with coving, ceiling light point, ceramic glazed tiled flooring, upvc double glazed window to the rear. The kitchen is fitted with a range of cream fronted, low level cupboard and base units with stainless steel handles, with a matching range of wall mounted cupboards over. Heat resistant work surface with stainless steel inset sink with drainer and a mono block mixer tap over, a stainless steel extractor hood, space for an electric freestanding oven, tall fridge freezer and undercounter washing machine ceramic glazed splashback tiling and a provision of power points.

Conservatory 11'8" x 6'0" (3.58 x 1.83)

Is constructed with upvc double glazing over a low level wall and double glazed roof, a pair of upvc double glazed doors give access to the rear garden, radiator and provision of power points.

First Floor Landing

Accessed by a staircase from the lounge. The landing has a smooth ceiling, coving, ceiling light point. Doors to the bedroom and shower room.

Bedroom 16'0" x 10'10" (4.90 x 3.31)

Smooth ceiling, coving, ceiling light point, upvc double glazed window to the rear aspect, radiator, provision of power points and TV point.

Shower Room 6'4" x 5'5" (1.94 x 1.67)

Smooth ceiling, coving, ceiling light point, obscure upvc glazed window to the rear aspect, ceramic glazed tiled flooring with complementary ceramic glazed half height tiled walls and to full height within the shower.

The bathroom is fitted with a three piece suite comprising wash hand basin set within a vanity unit with storage below, close

coupled wc, shower enclosure with glass and chrome sliding doors and thermostatic shower valves within.

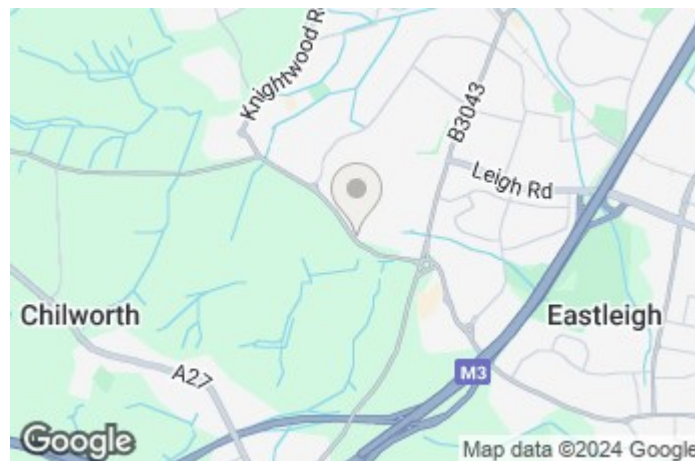
Rear Garden

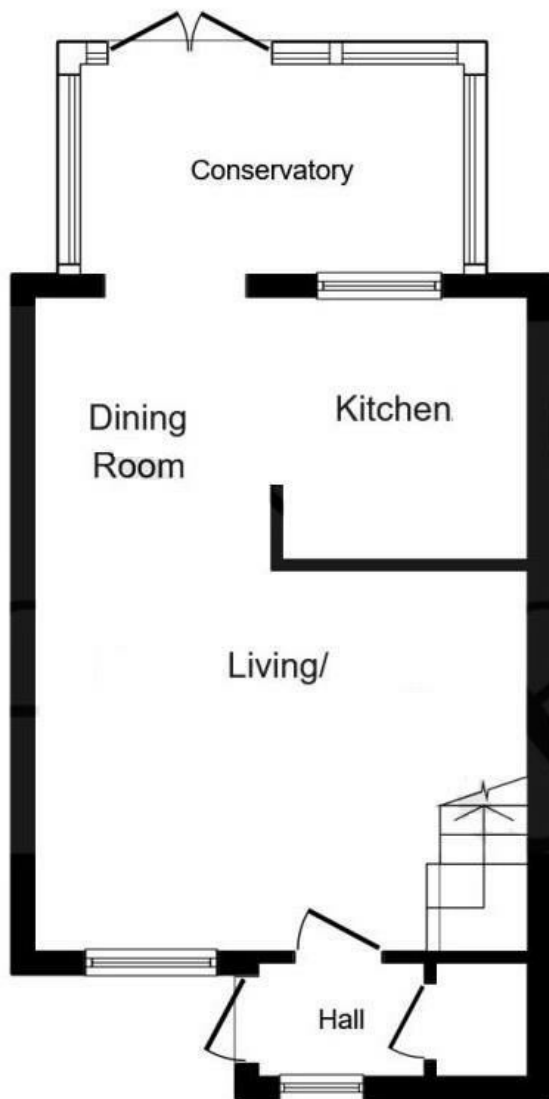
Mainly laid to paving creating a pleasant seating area with low maintenance, the garden has raised bedding and is enclosed via timber panel fencing with a pedestrian gate to the side giving access to the garage and the front garden.

Garage

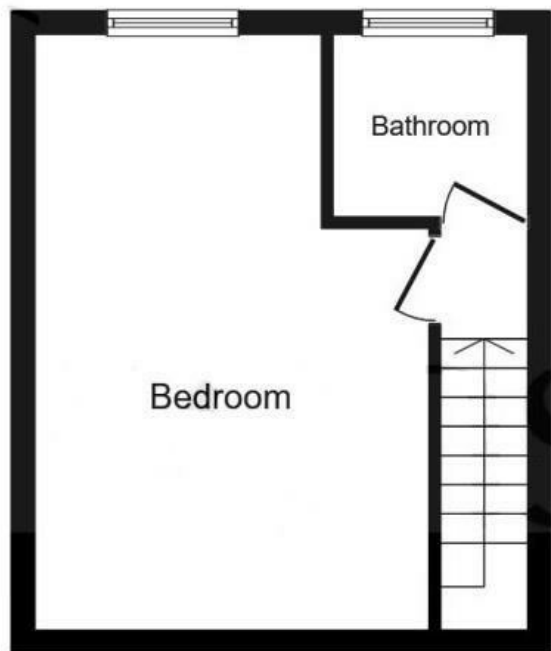
Entered from the front via a metal up and over door or via a pedestrian upvc door to the side, power and lighting is provided within.

COUNCIL TAX BAND B





Ground Floor



First Floor

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	83

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	