



**28, Chestnut Avenue, Eastleigh, SO50 5AH**  
**£290,000**

A Victorian character home within a comfortable walk of the mainline station, town, Swan Centre, school and colleges. Neutrally decorated, 3 bedroom property presented light & airy 11'8" x 13'8" lounge with a walk in bay window. Ground floor bathroom with a first floor cloakroom, gas central heating and double glazing. Vehicular access is provided to the rear of the houses, allowing rear parking if required.

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

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The property is accessed by a four panel wood door with two obscure glazed inserts with lead lighting opening onto

### Entrance Hallway

Textured ceiling with original coving and plaster arch, ceiling light point, double panel radiator.

From here an opening leads through to the dining room, a six panel door into the lounge.

Staircase leading to the first floor landing.

### Lounge 11'8" x 13'8" into bay (3.56m x 4.17m into bay)

Smooth plastered ceiling with original coving, ceiling rose and ceiling light point. Natural light is provided by a upvc double glazed walk in bay window to the front aspect. Double panel radiator, provision of power points and television point.



### Dining Room 12'2" x 11'4" (3.73 x 3.47)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator, provision of power points. The room centres on a wrought iron fireplace with ceramic glazed tiles with an 'Adam' style mantle over.

A cupboard opens housing the electric meter and consumer unit.

Useful understairs storage area.



### Kitchen 10'11" x 8'11" (3.35 x 2.72)

The kitchen is fitted with a good range of cupboard and drawer

base units and matching wall mounted cupboards. Heat resistant work surface with an inset stainless steel sink with drainer and a mono bloc mixer tap over. Four burner gas hob, with an electric fan assisted oven below, splashback tiling.

Smooth plastered ceiling with coving, ceiling light point, upvc double glazed window to the side aspect, linoleum floor covering, single panel radiator. Behind a wall mounted cupboard is a concealed Logic Ideal boiler.

From here a door leads through to an inner lobby.



### Rear Lobby

Smooth plastered ceiling, coving, ceiling light point, ceramic glazed tiled flooring. Obscure upvc door with panel gives direct access onto the rear garden.

A six panel door opens to a ground floor bathroom.

### Ground Floor Bathroom 7'10" x 5'4" (2.39 x 1.65)

Fitted with a three piece white suite comprising close coupled wc, wash hand basin set within a vanity unit, bath with a glass and chrome shower screen over and shower attachment off the thermostatic shower valve. The walls are tiled to principally half height and to full height in and around the bath area.

Smooth plastered ceiling, ceiling light point, extractor fan, obscure upvc glazed window to the side aspect. Linoleum style floor covering and a single panel radiator.





## First Floor

The landing is accessed by a straight flight staircase from the entrance hallway. The landing has a textured ceiling, ceiling light point.

An airing cupboard opens with radiator, and slatted linen shelving.

All doors are of a six panel design.

### Bedroom 1 14'11" x 11'4" (4.57 x 3.46)

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



### Bedroom 2 11'5" x 9'10" (3.50 x 3.02)

Smooth plastered ceiling, ceiling light point, picture rail, upvc double glazed window to the rear aspect and a double panel radiator.



### Bedroom 3 8'11" x 7'4" (2.74 x 2.25)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator, provision of power points.

## First Floor Cloakroom

Fitted with a wall mounted wash hand basin with ceramic glazed splashback tiling, and a close coupled wc

Smooth plastered ceiling, ceiling light point, obscure upvc glazed window to the side aspect.



## Front Garden

The front garden is enclosed by a low level brick wall with a path leading to the entrance door. The garden is principally laid to stone chipping for ease of maintenance.

External gas meter.

## Rear Garden

The rear garden is laid to hard landscaping for ease of maintenance. A large area of patio provides a pleasant seating area. Concrete apron to the side of the property, areas laid to stone chippings.

A paved area provides off road parking



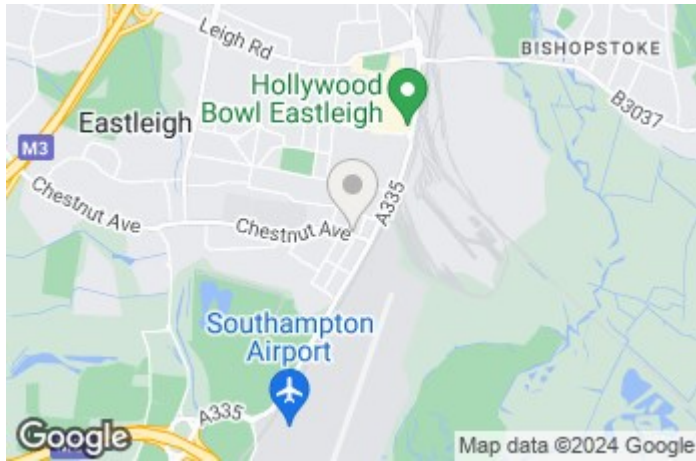
### **Off Road Parking**

Is accessed by wooden double gates from the rear service road.

### **COUNCIL TAX BAND B**

### **Tenure Leasehold**

The vendors solicitors have advised The Lease runs for 998 years from 24/06/1902



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			86
(81-91) B		70	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	