



44, Ashton Gardens, Eastleigh, SO50 4DF
Chain Free £375,000

A 4 bedroom townhouse on a stylish development of similar homes within easy walking distance of Eastleigh town centre and a mainline railway station and with fast vehicular access to the M3 and M27. Ground floor cloakroom, fine lounge / dining room with patio doors opening onto the rear garden, superb appliances kitchen / breakfast room. To the first floor are two good sized bedrooms served by a family bathroom, on the second floor boasts a fine master suite with ensuite shower room and fourth bedroom. Enclosed rear garden, two allocated off road parking spaces, double glazed and gas fired central heating.

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

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A end of terrace town house.

The property is accessed from the road along a block paved path to a canopied entrance. A composite door with obscure glazing and chrome door furniture opens onto

Front Garden

The front garden is enclosed by a low level 'Beech' hedge and principally laid to lawn. External utility meters and outside tap.

A side gate gives access onto the rear garden.

Entrance Hallway

Smooth plastered ceiling, two ceiling spot lights, single panel radiator, ceramic glazed tiled floor, provision of power points and a telephone point.

Cloakroom

Smooth plastered ceiling, two ceiling spot lights, extractor fan, continuation of ceramic glazed floor tiling, single panel radiator.

Fitted with a two piece suite comprising pedestal wash hand basin, close coupled wc, with half height tiled walls.



Kitchen 16'10" x 6'1" widening to 7'11" (5.14 x 1.87 widening to 2.42)

The kitchen is fitted with a range of 'White Gloss' low level cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset stainless steel sink unit with drainer and a mono block mixer tap, four burner gas hob with stainless steel chimney style extractor hood over, 'Zanussi' electric fan assisted oven, space and plumbing for a dishwasher, washing machine and space for an 'American' style fridge / freezer.

Smooth plastered ceiling, two ceiling spot lights, extractor fan, upvc double glazed window to the front aspect and single panel radiator, continuation of ceramic glazed tiled flooring.



Lounge 13'5" x 12'10" (4.11 x 3.93)

Smooth plastered ceiling, ceiling light point, upvc double opening patio doors onto the rear garden with adjacent full height windows. Provision of power points, television point, single panel radiator.



First Floor

The landing is accessed by a straight flight staircase from the entrance hallway, with a smooth plastered ceiling, two ceiling light points. Natural light is provided by two upvc double glazed windows to the front aspect, provision of power points, double panel radiator.

Staircase leading to the second floor.

Bedroom 2 12'3" x 12'9" (3.74 x 3.90)

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

A cupboard opens and houses an 'Idea' logic combination boiler.



Bedroom 4 11'0" x 6'2" (3.36 x 1.90)

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



Family Bathroom 6'1" x 6'9" (1.87 x 2.06)

Fitted with a three piece white suite comprising panel bath with a glass and chrome shower screen over and thermostatic shower mixer, pedestal wash hand basin, close coupled wc.

Smooth plastered ceiling, six downlighters, extractor fan, ceramic glazed tiled flooring and chrome heated towel rail. Full height tiled walls.



Second Floor

Smooth plastered ceiling, ceiling light point, power point. An airing cupboard opens housing an insulated hot water cylinder with slatted linen shelving over.

Master Suite 10'10" x 12'10" (3.31 x 3.92)

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

A four panel door opens to an ensuite.



Ensuite Shower Room 8'7" x 4'8" (2.63 x 1.43)

Smooth plastered ceiling, three spot lights, extractor fan, chrome heated towel rail, ceramic glazed tiled flooring.

Fitted with a three piece white suite comprising pedestal wash hand basin, close coupled wc and large shower enclosure with thermostatic shower valves within, full height tiled walls.



Bedroom 3 9'3" x 10'8" + recess (2.82 x 3.26 + recess)

Two upvc double glazed windows to the front aspect, provision of power points and double panel radiator.



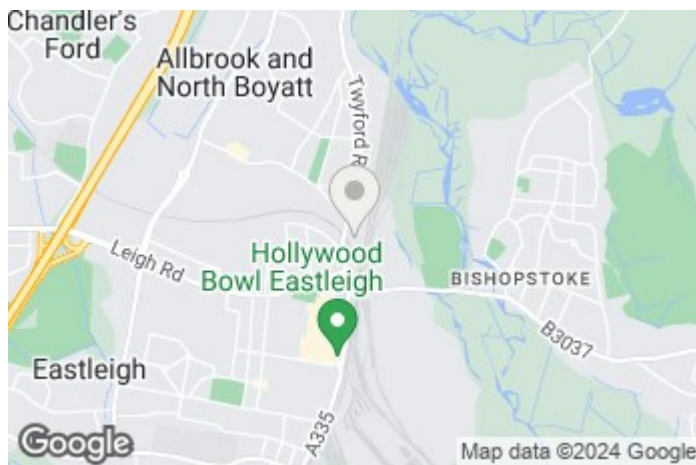
Rear Garden

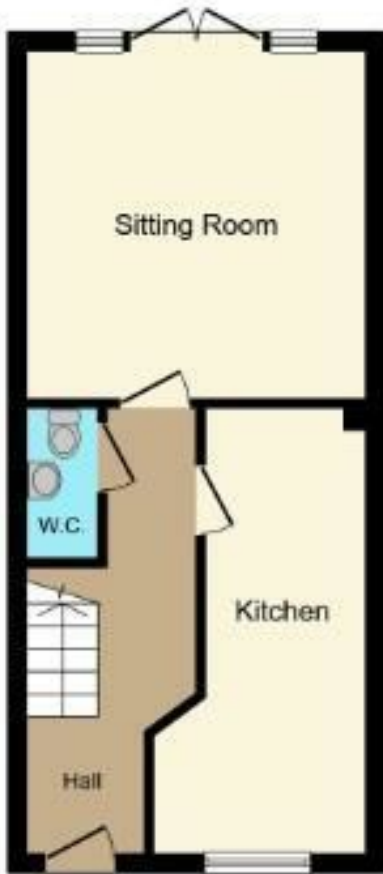
Stepping out onto an area laid to paving providing a pleasant seating area and returns to the side of the property and to the side access. A path leads through the garden with an area of hardstanding suitable for a garden shed. Laid principally to lawn and enclosed by brick wall and timber fencings. External courtesy lighting and power point.



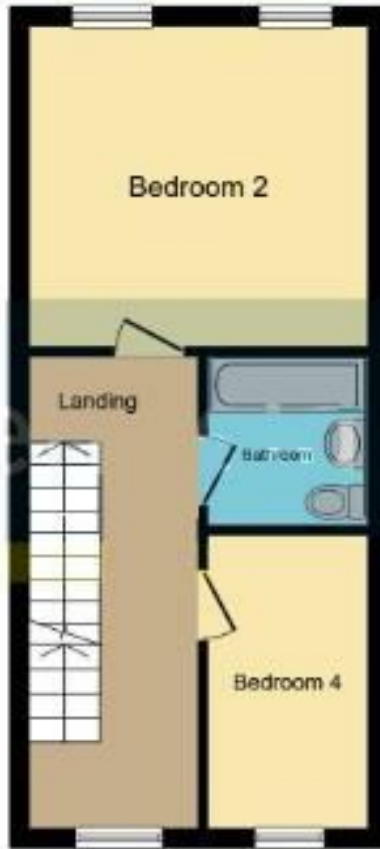
Allocated parking for 2 cars

Council Tax Band D

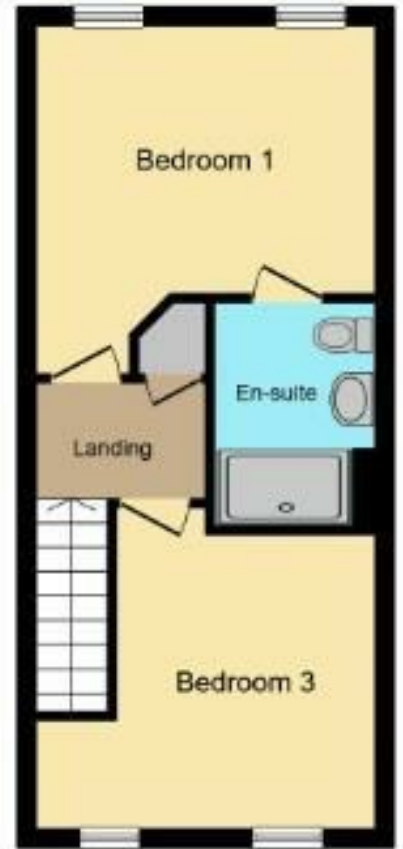




Ground Floor



First Floor



Second Floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85 95
(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	

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	