



13, Kensington Close, Eastleigh, SO50 6NS
No Onward Chain £475,000

A superb 3 bedroom detached bungalow which has recently undergone refurbishment with gas central heating, parking and a private large rear garden which is a particular feature of this property along with a garage. The accommodation is currently arranged as a welcoming entrance hallway, nicely proportioned lounge / dining room, well fitted kitchen / breakfast room. An inner hallway gives access to all 3 bedrooms served by a modern fitted shower room. The property is set amongst similar style homes with pleasant woodland and river walks close by.

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.

The property is accessed from Kensington Close via a dropped kerb onto a driveway providing off road parking and is laid to concrete with block paving to either side. A paved pathway leads to a canopied entrance porch to a composite door with obscure crescent window opening onto

TO THE FRONT

The front garden is principally laid to lawn with some shrub beds.

ENTRANCE HALWAY

Textured ceiling, ceiling light point, coving, single panelled radiator. A solid panel door gives access to a storage cupboard housing the electric consumer unit and fuse board and provides useful shelving.

KITCHEN / BREAKFAST ROOM 8'9" narrowing to 6'2" x 16'5" (2.67m narrowing to 1.88m x 5.00m)

Textured ceiling, ceiling light point, six spot lights, coving, upvc double glazed window to the front aspect, upvc double glazed window to the side and an obscure glazed door giving direct access to the side of the property. Double panelled radiator, telephone point.

The kitchen is fitted with a range of white painted, wood effect cabinets, heat resistant worksurface with cupboard and drawer base units underneath and a range of matching wall mounted cupboards over, inset bowl and a half sink unit with a mono bloc mixer tap and drainer, space for a free standing cooker, space for a tall free standing fridge / freezer, space and plumbing for a washing machine and full sized dishwasher.



LOUNGE / DINER 12'11" narrowing to 10'11" x 19'6" (3.94m narrowing to 3.33m x 5.94m)

Textured ceiling, coving, five wall light points, upvc double glazed window to the front aspect and double glazed window to the side. Double and a single panelled radiator, provision of power points, television point. A wooden obscure glazed door gives access to an inner hallway.



INNER HALLWAY

Textured ceiling, coving, ceiling light point, access to the roof void. A door opens to an airing cupboard with slatted linen shelving and houses an insulated hot water cylinder.

BEDROOM 1 12'6" x 10'3" (3.81m x 3.12m)

Textured ceiling, ceiling light point, wall light point, coving, upvc double glazed window to the rear aspect, single panelled radiator, provision of power points, telephone point. This room benefits from a fitted wardrobe providing a good degree of hanging rail and storage.



BEDROOM 2 11'6" x 9'6" (3.51m x 2.90m)

Textured ceiling with coving, ceiling light point, double panelled radiator, provision of power points, television point, telephone point. A sliding door opens to a wardrobe providing hanging rail and shelving.



BEDROOM 3 8'3" x 6'2" (2.51m x 1.88m)

Textured ceiling, ceiling light point, coving, upvc double glazed window to the side aspect, single panelled radiator, provision of power points. Built in wardrobe providing hanging rail and shelving. A second cupboard opens providing additional shelving, hanging rail and storage.



SHOWER ROOM 5'11" x 8'1" (1.82 x 2.48)

Textured ceiling, ceiling light point, coving, obscure upvc double glazed window to the side aspect, ceramic glazed tiled floor, wash hand basin and wc set within a vanity unit with useful storage, chrome heated towel rail, corner shower enclosure with thermostatic shower over.



TO THE REAR

Immediately abutting the rear of the property is an area laid to patio providing a very pleasant seating area. The garden is fully enclosed by timber fencing and is principally laid to lawn with mature shrubs and fruit trees.

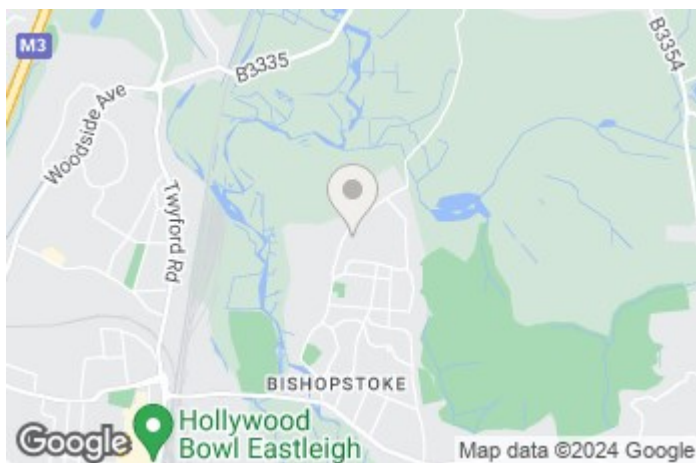


EXTERNALLY

GARAGE 16'6" x 7'10" (5.03m x 2.39m)

Accessed via an up and over door and benefits from power and lighting. Natural light is provided by a glazed window to the rear garden.

Council Tax Band D





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	73
(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	69
(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	