



30, Burns Road, Eastleigh, SO50 5DT
£300,000

Close to schools, a sports centre, and within comfortable walking distance of the town centre and station, a 3 bedroom family house with a good sized garden. Entrance hall, 11'8" x 9'11" lounge, dining room, fitted kitchen, 3 bedrooms and a first floor bathroom with a three piece white suite. Gas central heating. An excellent family home.

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

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The property is accessed via a modern upvc obscure double glazed insert opening to

Entrance Hallway

Smooth plastered ceiling, ceiling light point, double panel radiator.

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

A utility area provides space and plumbing for an automatic washing machine and tumble dryer over.

A cupboard opens housing the electric consumer unit and meter.

Cloakroom

Smooth plastered ceiling, two led downlighters, linoleum floor covering. Fitted with a two piece suite comprising wash hand basin set within a vanity unit with useful storage below, close coupled wc with dual push flush.

Lounge 11'8" x 9'11" (3.56m x 3.02m)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the front aspect, double panel radiator and a provision of power points and television point.



Dining Room 9'11" x 9'10" (3.03 x 3.01)

Smooth plastered ceiling, coving, laminate floor covering, double panel radiator, provision of power points. The dining room is fitted with a range of 'Beech' fronted cupboards including 2 larder cupboards with gantry over creating space for an 'American' style fridge / freezer.

From here an archway leads through into the kitchen.



Kitchen

Textured ceiling, ceiling light point, upvc double glazed window to the rear aspect, and obscure double glazed door giving direct access onto the rear garden.

The kitchen is fitted with a range of 'Beech' style fronted cupboard and drawer base units, heat resistant worksurface with an inset stainless steel sink unit with drainer, space for a free standing cooker with modern style extractor fan over. Laminate floor covering, wall mounted Worcester Bosch combination boiler.

The room also benefits from further display shelving cupboards.



Rear Garden

Stepping out onto an area laid to patio, a path continues through the garden leading to an outbuilding.

The rear garden is enclosed by timber fencing with areas laid to lawn, outside cold water tap and power socket. A pedestrian side gate gives access to the shared passageway.

First Floor

The landing is accessed by a straight flight staircase with a quarter turn. The landing has a smooth plastered ceiling, access to the roof void.

Master Bedroom 14'7" x 10'0" (4.47 x 3.06)

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



Bedroom 2 11'8" x 9'9" (3.56 x 2.99)

Smooth plastered ceiling, ceiling light point, coving, upvc double glazed window to the front aspect, single panel radiator.



Bedroom 3 7'9" x 5'3" (2.38 x 1.62)

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



Bathroom 5'4" x 5'2" (1.63 x 1.59)

Textured ceiling, ceiling light point, laminate floor covering, single panel radiator. pedestal wash hand basin, close coupled wc with dual push flush, bath with thermostatic shower valves within. Tiled to full height in a ceramic glazed tile. Obscure upvc glazed window to the rear aspect.

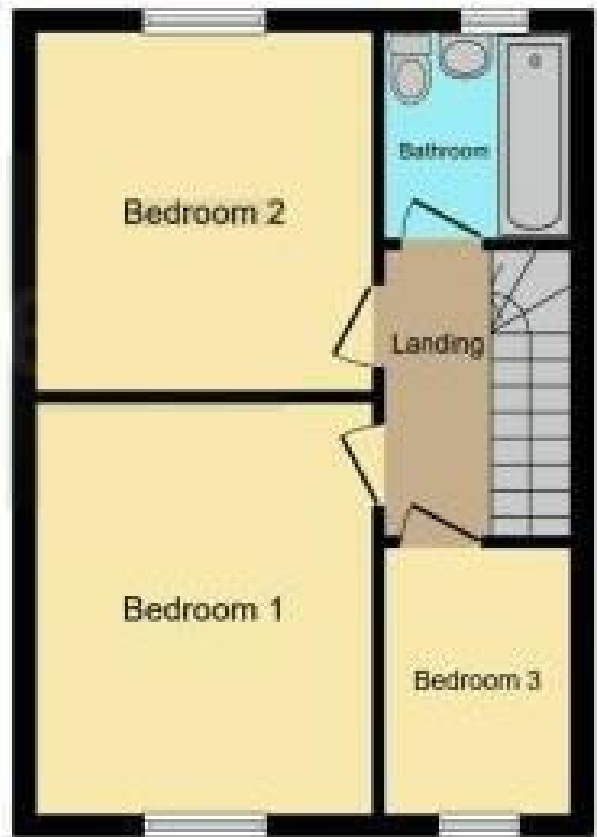


COUNCIL TAX BAND C





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		

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		