David Evans
ESTATE AGENTS

Property Details

TEL: (023) 8061 6060
www.david-evans.co.uk

# 16, Badger Close, Eastleigh, SO50 8JX
# £1,550 PCM

A refurbished 3 bedroom semi detached home set amongst similar style homes in a popular location. A 22'5" x 10'7" dual aspect lounge / diner, and fitted kitchen complete the ground floor accommodation. To the first floor are 3 double bedrooms, served by a white bathroom suite. Off road parking is provided, along with a garage, enclosed rear garden. Gas fired central heating, Double glazed. Unfurnished & Available Now!



*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*

The Property Ombudsman · APPROVED CODE TRADINGSTANDARDS.GOV.UK · OnTheMarket.com · Relocation agent network · ClientMoney Protect · TDS Tenancy Deposit Scheme member

*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 the road via a dropped kerb onto a tarmacadam driveway providing off road parking.

A pedestrian gate gives access down the side of the property and onto the rear garden.

A upvc door with obscure glazed crescent window with adjacent full height window opens to

## Lounge / Diner 22'5" x 10'7" narrowing to 7'6" (6.83m x 3.23m narrowing to 2.29m)

Textured ceiling with coving, two ceiling light points, upvc double glazed window to the front and rear aspects, two double panel radiators, provision of power points, telephone, television and Sky point. Wall mounted 'Honeywell' heating control thermostat.

From the dining area a four panel door opens to an inner lobby.

## Inner Lobby

Textured ceiling, coving, ceiling light point, staircase leading to the first floor landing.

From here a four panel door opens to the kitchen.

## Kitchen 15'7" x 8'0" (4.75 x 2.45)

Fitted with a range of wood fronted low level cupboards and drawer units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset stainless steel four burner gas hob with extractor hood over, stainless steel sink unit with drainer and a mono bloc mixer tap. Undercounter 'Logic' washing machine, space for a tall fridge / freezer, integrated 'Logic' fan assisted oven.

Breakfast bar.

Textured ceiling with coving, ceiling light point, radiator, provision of power points. Wall mounted 'Drayton' heating control thermostat.

## First Floor

The landing is accessed from the inner lobby, with a textured ceiling, ceiling light point, coving, single panel radiator, power point.

All doors are of a four panel design.

An airing cupboard opens housing an hot water cylinder, slatted linen shelving and shower pump.

## Bedroom 1 13'3" x 7'8" (4.06 x 2.35)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the front aspect, provision of power points, telephone point. The room benefits from a built in wardrobe accessed by sliding double doors providing hanging rail and shelving.

## Bedroom 2 8'2" x 11'6" (2.50 x 3.52)

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

The room benefits from fitted cupboards, providing hanging rail and shelving.

## Bedroom 3 11'6" x 7'8" (3.52 x 2.35)

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

A four panel door opens to a wardrobe providing hanging rail and shelving.

## Family Bathroom 7'8" x 5'5" (2.34 x 1.67)

Wash hand basin and wc set within a vanity unit, 'L' shaped bath with thermostatic shower valves, tiled to full height around the bath / shower area.

Smooth plastered ceiling, four down lighters (one incorporating a extractor fan). Obscure upvc double glazed window to the front aspect, ceramic glazed tiled flooring, chrome heated towel rail.

## Garage

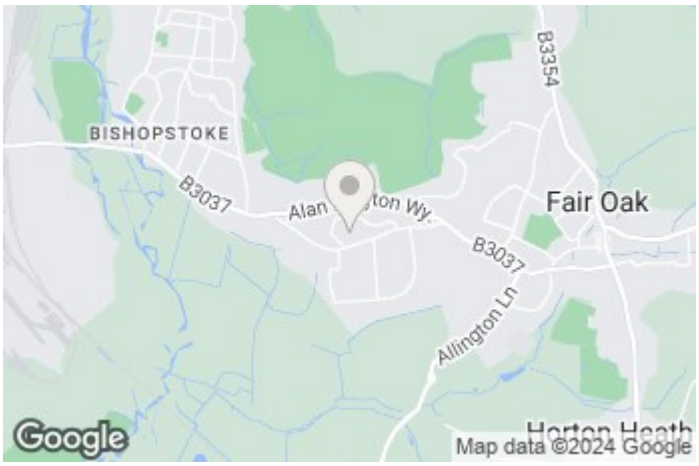
Accessed by a metal up and over door.

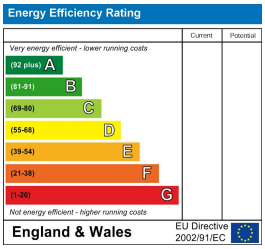
## Rear Garden

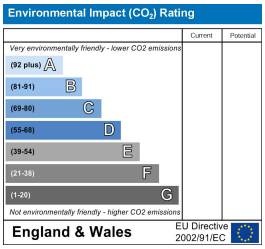
Stepping out onto an area laid to patio, spanning the width of the property. External cold water tap.

Area laid to lawn with decking area. Enclosed by six foo timber fencing.

## Council Tax Band C






**David Evans Estate Agents, 4 High Street, Eastleigh, Hants, SO50 5LA**
**Tel: 02380 616060 | Fax: 02380 616333 | sales@david-evans.co.uk | www.david-evans.co.uk**