



65, New Road, Eastleigh, SO50 8EN
£265,000

Located in a no through road, close to the village shops. The property is a very well presented 2 bedroom terrace house with gas central heating, double glazing, an enclosed garden and a garage. A light living room with patio doors giving access to an enclosed rear garden. The shower room has a modern white three piece suite with electric shower. Fascias & soffits are of pvc materials for a low degree of maintenance. Vendor Suited.

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The property is accessed from the road where a path leads through the front garden to a upvc glazed door with a glazed panel and courtesy light over opens to a useful entrance porch.

Entrance Porch

Smooth plastered ceiling, linoleum floor covering, upvc glazed window to the front aspect, provision of power points, wall mounted electric meter.

A upvc double glazed door with obscure glazing and leaded lighting opens into

Entrance Hallway

Textured ceiling, ceiling light point, laminate floor covering, single panel radiator

Staircase leading to the first floor landing.

Kitchen 11'2" x 8'5" + under stairs recess (3.41 x 2.58 + under stairs recess)

Accessed by a folding door from the entrance hallway

The kitchen is fitted with a range of low level cupboard and drawer base units and matching wall mounted cupboards. Heat resistant worksurface with an inset stainless steel sink unit with drainer and a mono block mixer tap over. Four burner 'Stoves' gas hob, with extractor fan over and a 'Stoves' electric fan assisted oven. Space and plumbing for an automatic washing machine and slimline dishwasher. Ceramic glazed splashback tiling

Within the under stairs recess area is a fitted cupboard and space for a tall fridge / freezer. Single panel radiator, upvc double glazed window to the aspect, textured ceiling, ceiling light point,

From here a glazed door opens to the lounge.



Front Garden

The front garden is laid to gravel and could be utilised to create off road parking (subject to obtaining the necessary consents).

Raised shrub bed

External cold water tap, utility meter cupboard.

First Floor

The landing is accessed by a straight flight staircase from the entrance hallway. The landing has a textured ceiling, ceiling light point, access to the roof void, provision of power points.

Bedroom 1 8'10" x 9'9" + robes (2.70 x 2.98 + robes)

Textured ceiling, ceiling light point, coving, upvc double glazed window to the rear aspect, single panel radiator, laminate floor covering. The room benefits from a range of fitted wardrobe providing a good degree of hanging rail and storage.



Lounge 11'3" x 11'8" (3.43 x 3.58)

Textured ceiling with coving, ceiling light point, upvc glazed double patio doors doors open directly to the rear garden, with adjacent full height windows to either side. Continuation of the laminate floor covering from the entrance kitchen. Double panel radiator, provision of power points and a television point.

The room centres on an electric coal effect fire with wooden mantle and hearth.



Bedroom 2 8'5" x 7'1" (2.58 x 2.17)

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

A six panel door opens to a good sized storage cupboard providing useful shelving. A further door opens to an airing cupboard with slatted linen shelving and houses a Worcester Bosch combination boiler.



Shower Room 5'7" x 6'0" (1.72 x 1.85)

Fitted with a pedestal wash hand basin, close coupled wc, corner shower enclosure with Myra Sport electric shower within

Textured ceiling, ceiling light point, extractor fan, linoleum floor covering, heated towel rail. Fully tiled walls with a complementary mosaic border.



Rear Garden

Stepping out from the lounge patio doors onto an area laid to patio for ease of maintenance.

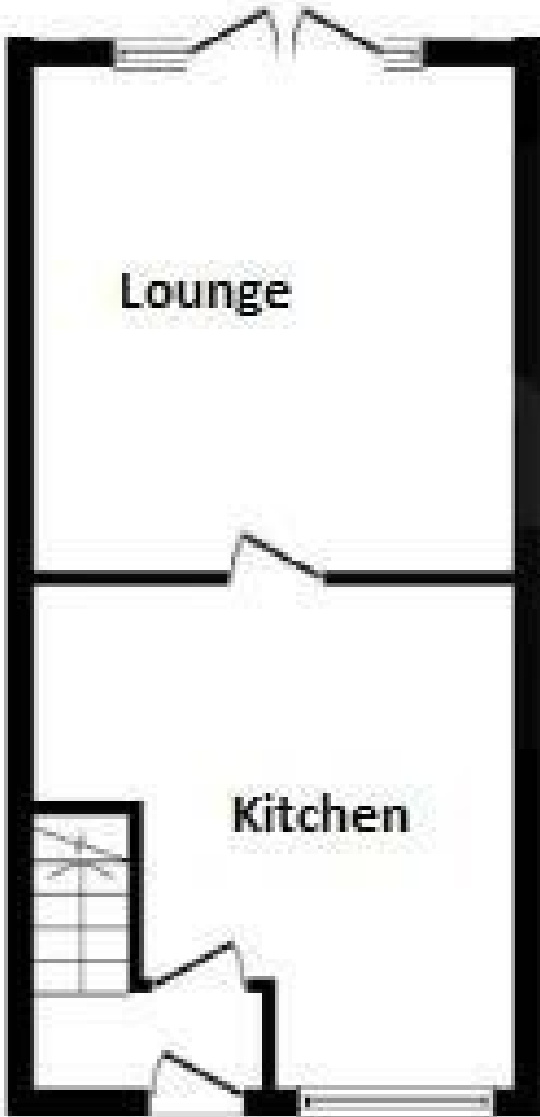
The garden is enclosed to both sides via walling with a wrought iron gate giving access to parking and the garage



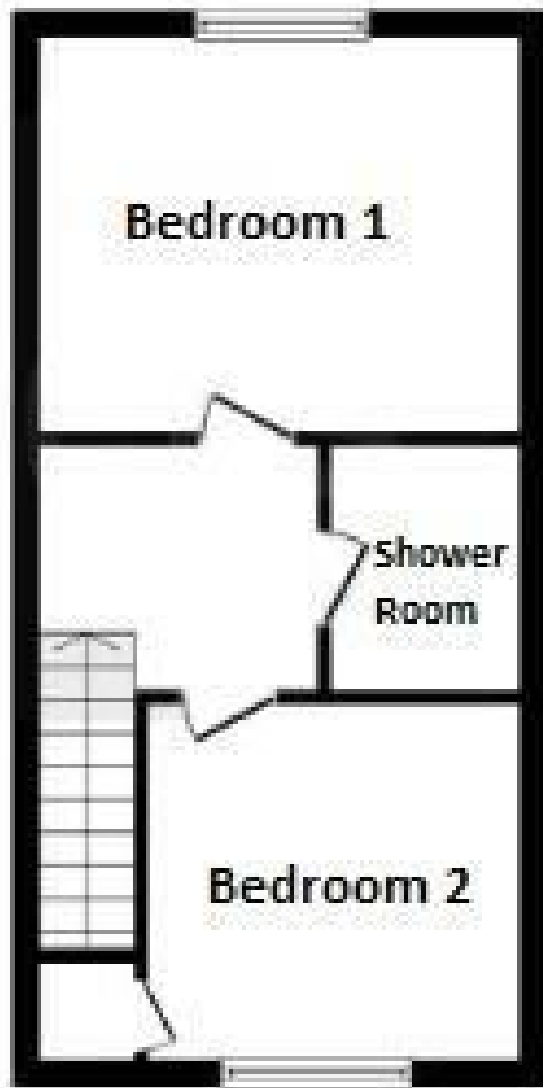
Garage 16'1" x 8'3" (4.91 x 2.53)

Accessed by a wooden door with obscure glazing from the rear garden or via a metal up and over door.





Ground Floor



First Floor

