



9, Sedgwick Road, Eastleigh, SO50 6FJ
Guide Price £325,000

A well presented 3 bedroom semi detached house with a great sized, enclosed rear garden. Located within comfortable walking distance of the village shops & schools. The nicely maintained accommodation provides a welcoming entrance hallway, light and airy lounge/diner, fitted kitchen, side lobby with utility area and then a conservatory overlooking the garden to the rear. To the first floor are three well proportioned bedrooms all served by a bathroom room. The property is set well back from the road and benefits from gas fired central heating and double glazing

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A 3 bedroom end of terrace situated on a corner plot.

The property is accessed via a pathway from Sedgwick Road. A concrete path leads to a upvc door with obscure glazed panel and opens onto

Entrance Hallway

Smooth plastered ceiling, ceiling light point, single panel radiator, laminate floor covering.

Natural light is provided by an obscure double glazed window to the front aspect.

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

Lounge / Diner 20'9" x 11'5" (6.35 x 3.49)

Smooth plastered ceiling, coving, two ceiling downlighters, continuation of laminate floor covering from the entrance hallway. Double panel radiator, provision of power points, television point.

A upvc double glazed window overlooks the rear garden and double glazing tilt and turn door accesses the conservatory.



Kitchen 12'9" x 7'6" (3.89 x 2.31)

The kitchen is fitted with a range of 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 bloc mixer tap over, 'Zanussi' hob, 'Whirlpool' stainless steel extractor hood over, double electric fan assisted oven. Space and plumbing for an automatic washing machine, space for dishwasher and space for a fridge.

Textured ceiling, ceiling light point, two upvc double glazed windows to the front aspect, linoleum style flooring. Single panel radiator. Wall mounted 'Worcester Bosch combination boiler.

From here an opening leads to a utility / work area



Conservatory 12'8" x 9'11" (3.88 x 3.04)

Upvc double glazed windows and double opening patio doors. Linoleum floor covering, two wall light points and power points.



Utility / Work Area 20'6" x 4'3" narrowing to 3'11'8" (6.27 x 1.32 narrowing to .95)

Obscure upvc double glazed window to the front aspect and double glazed window to the rear. Smooth plastered ceiling two ceiling light points, single panel radiator and a provision of power points.

Heat resistant worksurface, space for undercounter appliances. Wall mounted cupboards and a larder style unit.

First Floor

Accessed by a straight flight staircase from the entrance hallway. With a smooth plastered ceiling, ceiling light point, upvc double glazed window to the front aspect, access to the roof void.

All doors are of a six panel design.

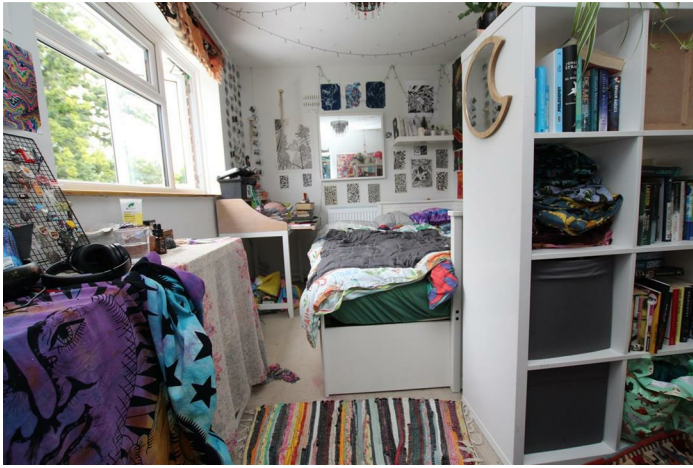
Bedroom 1 11'7" x 11'1" (3.54 x 3.38)

Textured ceiling, ceiling light point, upvc double glazed window to the rear aspect, double panel radiator, provision of power points. Built in double wardrobe providing slatted linen shelving. A second cupboard opens providing hanging rail.



Bedroom 2 11'11" x 7'5" (3.65 x 2.28)

Textured ceiling, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator, provision of power points. A built in cupboard provides hanging rail and shelving.



Bedroom 3 10'1" x 8'11" (3.09 x 2.72)

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



Family Bathroom 6'0" x 7'6" (1.83 x 2.29)

Textured ceiling, three chrome down lighters, obscure upvc glazed window to the front aspect, chrome heated towel rail.

Fitted with a three piece white suite comprising pedestal wash hand basin, close coupled wc, bath with panel and thermostatic shower within.



Front Garden

The front garden is enclosed by low level brick walling with hedging over. The garden is principally laid to lawn with wrought iron gate to the side giving direct access to the side and onto the rear garden.

Rear Garden

The size of the rear garden is a particular feature of this property. Stepping out from the conservatory doors onto an area laid to patio. Principally laid to lawn with mature shrub beds and fruit trees.

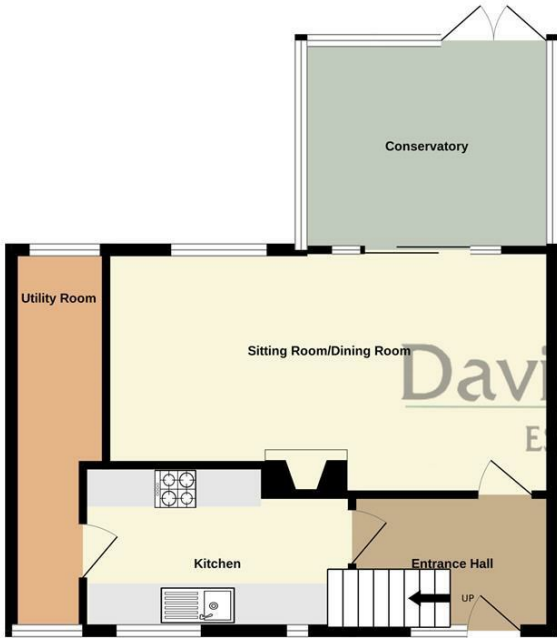
The garden is predominately enclosed by panel fencing.



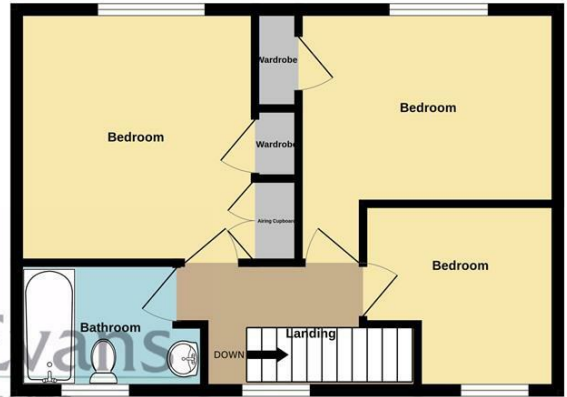
Council Tax Band C



Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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