



3, Burns Close, Eastleigh, SO50 5DU Guide Price £250,000

Built in the 1930's by Eastleigh Garden Estates. A three bedroom mid terrace, which would now benefit from internal modernisation with scope to extend. Currently arranged as entrance hallway, lounge / diner with kitchen giving direct access to the rear garden. All bedrooms are located on the first floor and served by a bathroom suite. Gas Central Heating and double glazed. NO ONWARD CHAIN.

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

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The property is accessed via a canopied entrance porch where a upvc door with crescent window opens onto

Entrance Hallway

Textured ceiling, ceiling light point, picture rail. Single panel radiator, staircase leading to the first floor landing with an under stairs storage cupboard.

Lounge / Diner 20'6" x 9'10" (6.27 x 3.0)

Smooth plastered 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 and television point.

From here a four panel sliding door gives access to the kitchen.



Bedroom 2 10'0" x 9'8" (3.07 x 2.97)

Smooth plastered ceiling, ceiling light point, access to the roof void, picture rail. Upvc double glazed window to the rear aspect, single panel radiator, provision of power points.



Kitchen 8'11" x 5'4" (2.74 x 1.64)

The kitchen is fitted with a range of low level and wall mounted cupboards, heat resistant work surface with an inset stainless steel sink unit with mixer tap over. Space for a free standing cooker with gas point, space and plumbing for an automatic washing machine.

Textured ceiling, ceiling light point, upvc double glazed window to the rear aspect and a upvc double glazed door giving direct access to the rear garden. Linoleum floor covering.



Bedroom 3 5'4" x 6'2" (1.65 x 1.89)

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

First Floor Landing

Accessed by a turning staircase from the entrance hallway. With a textured ceiling, ceiling light point.

Bedroom 1 10'1" x 9'10" (3.09 x 3.01)

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



Bathroom 7'9" x 5'6" (2.38 x 1.69)

Fitted with a three piece coloured suite comprising pedestal wash hand basin, close coupled wc, bath.

Smooth plastered ceiling, ceiling light point, upvc obscure window to the rear aspect, single panel radiator. A panel door opens to a useful (large) cupboard providing storage.



Front Garden

A wooden fence to the front boundary and principally laid to paving with a shrub / flower bed to the middle.

(Potential to create off road parking for a couple of vehicles).

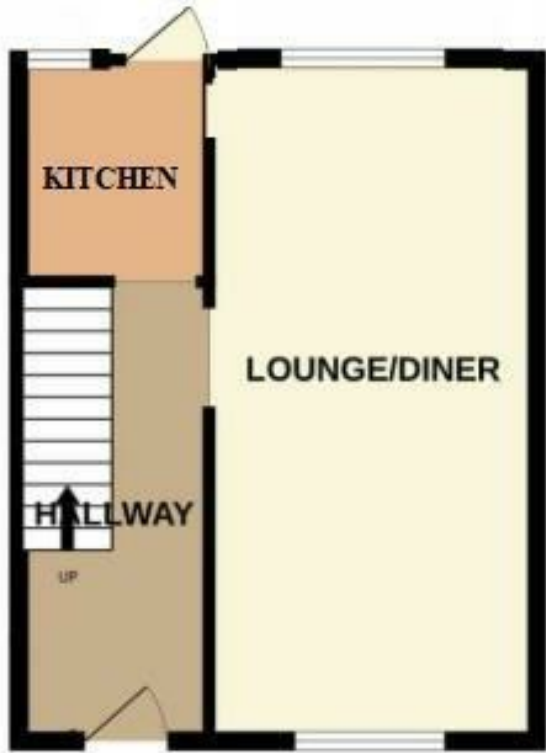
Rear Garden

Stepping out from the kitchen door, onto a small area laid to patio. A wrought iron gate gives access to the side of the property and in turn, back to the front of the house.

The rear garden is enclosed by timber panel fencing with hardstanding for a shed located to the rear boundary and is principally laid to lawn.



Council Tax Band B



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	