



22., Epsom Close, Eastleigh, SO50 7NZ

£290,000

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A 2 bedroom end of terrace house set amongst homes located within Horton Heath. Off the reception hall is a modern high gloss finished kitchen, a nicely proportioned lounge 14'3" x 11'9" with patio doors opening onto the enclosed rear garden. Both bedrooms are of double size and served by a white bathroom suite. Gas central heating is installed and is double glazed. A garage is also conveyed with this property.

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

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A canopied entrance with courtesy light over to a composite door with double glazing opens to

Front Garden

The front garden is laid to lawn with shrub beds.

Electric meter.

Gargage

Accessed by a metal roller shutter door. Power is provided along with an EV charging point.



Entrance Hallway

Smooth plastered ceiling, ceiling light point, laminate floor covering, double panel radiator, heating control thermostat.

Staircase leading to the first floor landing.

Lounge 14'3" x 11'9" (4.34m x 3.58m)

Seven down lighters, laminate floor covering, double panel radiator, a pair of double glazed patio doors open to the rear garden, provision of power points, television and Sky point.

Useful understairs storage cupboard.



Kitchen 9'8" x 5'6" (2.96 x 1.68)

The kitchen is fitted with a range white gloss fronted, 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. Four burner 'Smeg' hob, stainless steel chimney style

extractor hood over. Matching fan assisted oven, space for a tall fridge / freezer, space and plumbing for an automatic washing machine. Ceramic glazed splashback tiling in a brickwork fashion.

Smooth plastered ceiling, four down lighters, upvc double glazed window to the front aspect, ceramic glazed tiled flooring, wall mounted Worcester Bosch combination boiler. Electric consumer unit to high level.



First Floor

The landing is accessed from the entrance hallway. The landing has a textured ceiling, ceiling light point, upvc double glazed window to the side aspect, provision of power points.

All doors are of a four panel design.

Bedroom 1 11'9" x 8'9" (3.59 x 2.69)

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



Bedroom 2 8'5" x 8'6" (2.57 x 2.60)

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

A door leads through to a useful storage cupboard.



Bathroom 6'3" x 5'6" (1.93 x 1.69)

Fitted with a three piece white suite comprising wash hand basin set within a vanity unit with useful storage below, wc with concealed cistern. Panelled bath. The walls are fully tiled in a ceramic glazed tile.

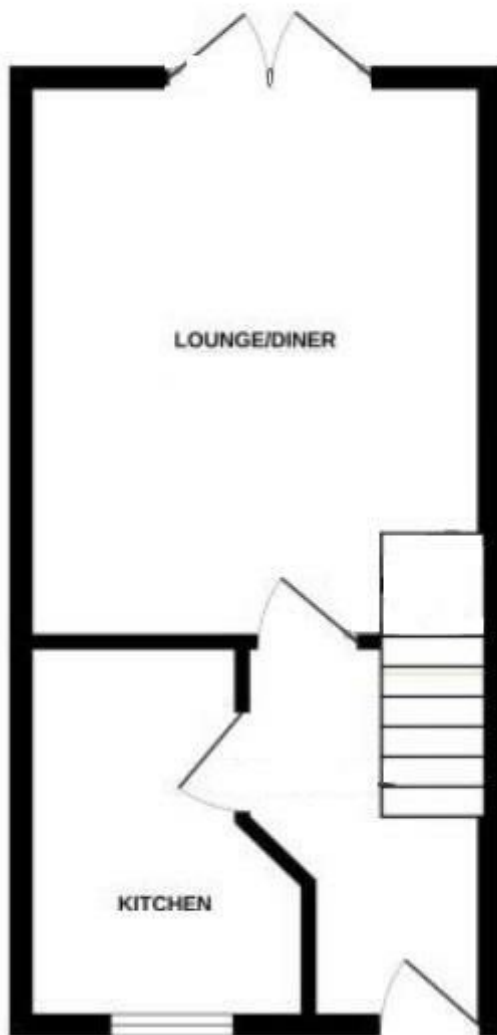
Textured ceiling, ceiling light point, extractor fan, linoleum floor covering. Single panel radiator.



Rear Garden

Stepping out from the doors onto an are laid to patio providing a very pleasant seating area. A further area is laid to hard standing behind the garage, with a secondary patio area located to the rear boundary. Fully enclosed by timber panel fencing and principally laid to lawn with mature shrub beds.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(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	