



## 34, Brookwood Avenue, Eastleigh, SO50 9EN

### Reduced To £290,000

JUST REDUCED IN PRICE !!! On the periphery of the town centre, and within easy walking distance of the town's facilities, shopping, and the mainline London Waterloo station, a thirties built 3 bedroom semi detached house, with part double glazing. The house has been extended to the ground floor to provide nicely proportioned kitchen and dining room. Private rear garden, off road parking to front.

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

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A 3 bedroom 1920's semi detached in need of internal modernisation.

The property is accessed from a dropped kerb onto a tarmacadam driveway providing off road parking.

A porch with crittal window and single glazed adjacent windows, each side leads to a upvc door with obscure glazing;

### Entrance Hallway

Coving, ceiling light point, wall mounted gas heater.

Staircase leading to the first floor landing with storage below.

A fifteen light glazed door opens to the lounge, dining room, sliding door into the kitchen and solid panel door to a useful ground floor cloakroom.

### Cloakroom

Ceiling light point, wooden obscure single glazed window to the side aspect and wc.

### Lounge 12'8" into bay x 11'0" (3.88 into bay x 3.36)

Smooth plastered ceiling, picture rail, upvc double walk in bay window, provision of power points, wall mounted gas heater.



### Lean To

Polycarbonate roof, outside cold water tap.

A wooden door gives access to the rear garden.

### Dining Room 19'10" x 9'10" (6.06 x 3.02)

Smooth plastered ceiling with coving, two ceiling light points, aluminium double glazed sliding doors giving access to the rear garden. Provision of power points, television point. The room centres on a gas fire.



### Kitchen 6'2" x 15'4" (1.89 x 4.68)

The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant worksurface with an inset stainless steel sink unit with a double drainer and bowl. Four burner 'Stoves' gas hob with extractor hood over. Double electric oven, space for a tall free standing fridge/ freezer, space and plumbing for an automatic washing machine. Full height ceramic glazed tiled walls.

Coving, a dual aspect room with upvc double glazed windows to the side and rear aspect, upvc double glazed door gives direct access to the side lean-to. Linoleum floor covering.



### To The Side

A wooden door gives access to a lean-to and in turn leading to the rear garden.

### Landing

Accessed by a straight flight staircase with a quarter turn from the entrance hallway.

Textured ceiling, natural

### Bedroom 1 12'5" x 8'11" + robes (3.81 x 2.72 + robes)

Smooth plastered ceiling, coving, upvc double glazed bay window to the front aspect, provision of power points. The room benefits from a range of fitted wardrobes providing a good degree of hanging rail and storage.



### Bedroom 2 12'0" x 8'8" (3.67 x 2.66)

Textured ceiling, ceiling light point, picture rail. Upvc double glazed window to the rear aspect, provision of power points. This room benefits from a wash hand basin.

Wall mounted Worcester Bosch boiler.



### Bedroom 3 6'5" x 5'1" (1.97 x 1.55)

Coved ceiling, ceiling light point, upvc double glazed window to the front aspect, provision of power points.

### Family Shower Room 7'7" x 6'0" (2.32 x 1.84)

Ceiling light point, two obscure upvc double glazed windows to the side aspect, laminate floor covering, double panel radiator. Wash hand basin set within a vanity unit with storage below, shower enclosure with electric shower, close coupled wc. Aqua board panelled walls.



### Rear Garden

An area is laid to patio spanning the width of the plot. Laid to gravel for ease of maintenance. Timber panel fencing and a pond.

Summer house.

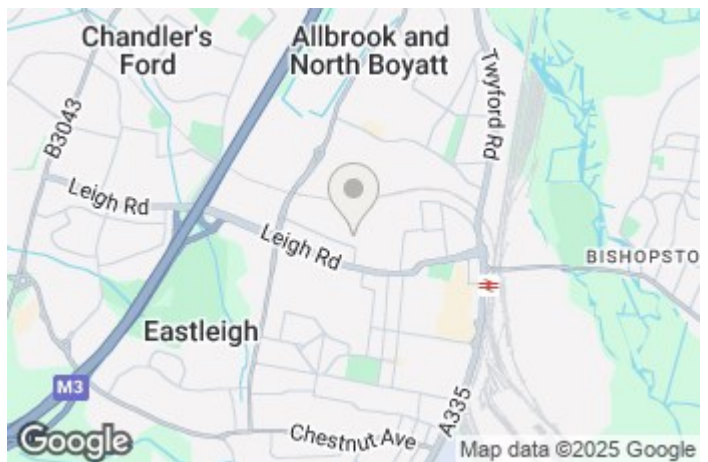


### Off Road Parking

### Council Tax Band C

### Agents Note

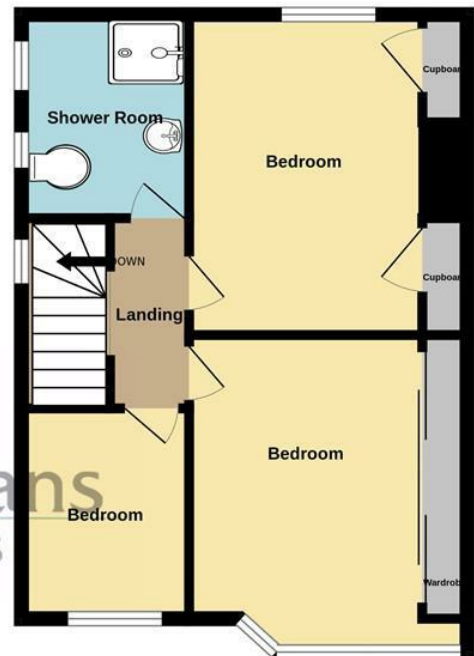
Successful buyer's will be required to complete Anti Money Laundering Checks (AML) through Lifetime Legal. The cost of these checks is £80 inc VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our legal obligations as per the FCA & HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.



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                                 | 82        |
| (81-91) B                                   |           |
| (69-80) C                                   |           |
| (55-68) D                                   |           |
| (39-54) E                                   |           |
| (21-38) F                                   |           |
| (1-40) G                                    |           |
| Not energy efficient - higher running costs |           |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|-----------------------------------------------------------------|-----------|
| Current                                                         | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |           |
| England & Wales                                                 |           |
| EU Directive 2002/91/EC                                         |           |