



8, Orchard Avenue, Eastleigh, SO50 8HP

Chain Free £425,000

SIMILAR PROPERTIES URGENTLY REQUIRED PLEASE CALL FOR A FREE VALUATION..

Enjoying a very well regarded location amongst similar properties, 3 bedroom detached bungalow with driveway to garage and gardens. This property comprises an entrance hall, comfortable and light sitting room, dining / family room with glazed doors to the rear garden, 11'8" x 8'10" kitchen. 3 good sized bedrooms served by a shower room. Gas Central Heating and Double Glazing . No Forward Chain

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

David Evans Estate Agents is the trading name of David Evans Estate Agents Ltd. Registered Office: 4 High Street, Eastleigh, SO50 5LA Registered in England No. 3484796 VAT No. 704 5882 29



These particulars, whilst believed to be accurate are a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the firms employment has the authority to make or give any representation or warranty in respect of the property or any appliances or services at the property.

The property is accessed from the road via a dropped kerb onto a tarmac driveway providing off road parking. A recessed entrance to a upvc door with glazed panel opens onto

Entrance Hallway

Smooth plastered ceiling, ceiling light point, access to the roof void.

Lounge 13'11" x 12'11" (4.26 x 3.94)

Textured ceiling with coving, ceiling light point, wooden framed Velux window, two single panel radiators, provision of power points. Aluminium double glazed sliding doors give access to the dining / family area.

The room centres on a brick fireplace with useful storage.



Dining / Family Area 23'4" x 8'1" (7.13 x 2.48)

Textured ceiling, coving, wall light point, two single panel radiators, provision of power points, upvc double glazed sliding door giving direct access onto the rear garden. Upvc double glazed window and further upvc double glazed door. Linoleum floor covering. Power and plumbing for a washing machine.

From here a large opening leads through to the kitchen.



Kitchen 11'8" x 8'10" (3.56m x 2.69m)

Accessed from the dining / family room or independently from the entrance hallway.

The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant worksurface with a range of

matching wall mounted cupboards over. Inset stainless steel sink unit with drainer and a mono bloc mixer tap, four burner 'Hotpoint' gas hob, 'Tricity' extractor hood over. 'Hotpoint' fan assisted double oven, free standing fridge. Ceramic glazed splashback tiling.

Textured ceiling, ceiling light point, obscure upvc double glazed door to the side aspect, single panel radiator, ceramic glazed tiled flooring. Built in storage accessed by a folding door. Behind a cupboard is a Logic plus combination boiler.



Master Bedroom 11'5" x 10'9" incl bay (3.50 x 3.29 incl bay)

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

The room benefits from triple mirror fronted sliding wardrobes providing a good degree of hanging rail and shelving. A further double wardrobe with mirror fronts provides further hanging rail and storage.



Bedroom 2 11'5" x 8'11" (3.49 x 2.72)

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



Bedroom 3 10'5" x 7'3" (3.19 x 2.21)

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



Shower Room 7'10" x 5'4" (2.40 x 1.65)

Fitted with a three piece white suite comprising pedestal wash hand basin, close coupled wc, and shower enclosure with glass and chrome folding door and thermostatic shower valves within. Tiled to full height in a ceramic glazed tile. Wall mounted electric fan heater.

Textured ceiling, ceiling light point, upvc obscure double glazed window to the side aspect, chrome heated towel rail.



Front Garden

The front garden is enclosed by a low level brick wall and principally laid to lawn with mature shrub beds.

A car port to the side of the property and in turn leads to the garage.

Rear Garden

Stepping out onto a large area laid to patio providing a very pleasant seating area. A wrought iron gate gives access to the side of the property (gas meter is located here).

To the other boundary side a pedestrian door gives access to the the garage.

The garden is principally laid to lawn with a further patio located to the rear boundary.



Garage 23'1" x 8'11" (7.06 x 2.74)

Accessed by an electric metal up and over door or via a personal door from the rear garden.

The garage benefits from power and lighting.



Council Tax Band D

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.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(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	