



5, The Quadrangle, Eastleigh, Eastleigh, SO50 4FX
£350,000

A three-bedroom extended semi detached house on the outskirts of Eastleigh Town Centre close to local shops and amenities. This well presented family home boasts two reception rooms, cloakroom and utility area on the ground floor as well as three double bedrooms and family bathroom on the first floor. The property benefits from off road parking to the front. Viewing highly recommended.

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

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The property is accessed from the road via a dropped kerb providing off road parking. A upvc door with obscure double glazing with courtesy light and canopied entrance opens to

Entrance Hallway

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

Staircase leading to the first floor landing with understairs storage area housing the electric meter and fuse board.

From here an opening leads to the dining room, and a four panel door opening to the lounge.

Lounge 12'5" x 12'5" (3.80 x 3.81)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the front aspect, laminate floor covering, provision of power points, network point. Tall radiator, telephone and television point.

A four panel door opens to a utility area.



Kitchen 10'9" x 10'2" (3.28 x 3.11)

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 composite sink unit with drainer and a mono bloc mixer tap over and stainless steel extractor hood over. Space and plumbing for under counter dishwasher, washing machine and space for a tall fridge / freezer. Free standing over.

Smooth plastered ceiling, two ceiling light points, upvc double glazed window to the rear and side aspect, a upvc door gives access to the side of the property and onto the rear garden. Double panel radiator and a ceramic glazed tiled floor. Behind a wall mounted cupboard a Glow Worm combination boiler is housed.



Utility Area 7'3" x 5'4" (2.23 x 1.63)

Smooth plastered ceiling, ceiling light point, access to the roof void, obscure upvc double glazed window to the rear aspect, double panel radiator, laminate floor covering.

Cloakroom

Smooth plastered ceiling, ceiling light point, laminate floor covering, wash hand basin set within a vanity unit with storage below, close coupled wc with dual push flush. Full height ceramic glazed to three walls.

Dining Room 10'9" x 11'10" (3.30 x 3.61)

Smooth plastered ceiling with coving, ceiling light point, upvc patio doors opening to the rear garden, double panel radiator, provision of power points and television point. Laminate floor covering.

From here an archway leads to the kitchen.



First Floor

The landing is accessed by a turning staircase from the entrance hallway. Smooth plastered ceiling, two ceiling light points, access to the roof void, upvc double glazed window to the front aspect, modern radiator.

A cupboard opens providing hanging rail, shelving and storage.

Bedroom 1 9'4" x 12'4" (2.86 x 3.77)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the front aspect, double panel radiator, laminate floor covering and a provision of power points.



Bedroom 2 11'8" x 10'11" (3.58 x 3.34)

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



Bedroom 3 7'1" x 10'9" (2.17 x 3.29)

Textured ceiling, ceiling light point, access to the roof void, upvc double glazed window to the rear aspect. Electric heater, provision of power points.



Rear Garden

Stepping out from the patio doors from the dining room. A large area is laid to patio and leads around the side of the property. The garden is principally laid to lawn. Chain link fencing to one side and timber panel fencing to the other side and rear.

Shower Room

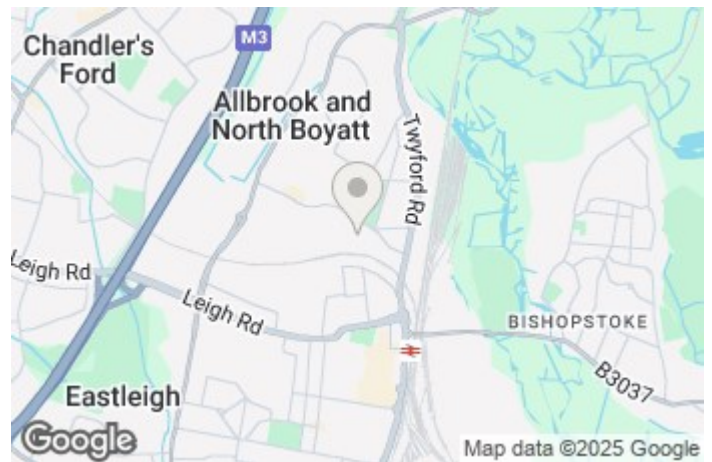
Fitted with a three piece suite comprising wash hand basin set within a vanity unit with storage below, low level wc, shower enclosure with a glass and chrome screen, dual head and thermostatic shower valves within.


Smooth plastered ceiling, down lighters, obscure upvc glazed window.

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.



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		