



1, Hadleigh Gardens, Eastleigh, Eastleigh, SO50 4NP

No Onward Chain £365,000

Enjoying a cul de sac location amongst similar properties, a 3 bedroom semi detached property with gas central heating, large double glazed windows, a driveway, garage and a fully enclosed rear garden. The dining room has sliding doors open to the garden opening up to the patio. White panelled kitchen with contrasting mosaic tiled walls. All bedrooms are to the first floor and served by a modern three piece white bathroom suite. No forward chain.

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 onto a driveway providing off road parking for a couple of vehicles.

A couple of steps, leads to the front door and accessed via a upvc glazed door into the porch.

Porch

Textured ceiling with coving, ceiling light point, wooden flooring, single panelled radiator.

A glazed panel door opens onto

Lounge 16'9" x 13'11" (5.13 x 4.26)

Smooth plastered ceiling, ceiling light point, four wall light points, upvc double glazed window to the front aspect, double panel radiator, continuation of wooden flooring from the entrance porch. Wall mounted heating control thermostat.

The room centres on an electric log effect fire.

Staircase leading to the first floor landing with useful under stairs storage cupboard.

A pair of part glazed doors open to the dining room.



Kitchen 14'3" x 8'7" (4.35 x 2.62)

The kitchen is fitted with a range of white shaker style fronted, low level cupboard and drawer base units, granite worksurface with a matching range of wall mounted cupboards over. Inset circular stainless steel sink unit with a mono bloc mixer tap, four burner 'Neff' gas hob with extractor hood over. 'Electrolux' electric fan assisted oven with built in 'AEG' microwave. Ceramic glazed splashback tiling.

Larder style cupboard

Smooth plastered ceiling, ten down lighters, upvc double glazed window to the rear aspect, upvc double glazed door giving direct access to the rear garden, continuation of ceramic glazed tiled flooring, double panel radiator. Space and plumbing for an automatic washing machine, space for a tumble dryer space for a dishwasher.

From here a six panel door leads to the garage.



Dining / Family Room 16'10" x 9'10" (5.15 x 3.02)

Smooth plastered ceiling, two ceiling light points, upvc double glazed window to the rear aspect, aluminium double glazed sliding door giving access onto the rear garden, double panel radiator, provision of power points, television point. Ceramic glazed tiled flooring.

A pair of part glazed doors leads to the kitchen.



First Floor

The landing is accessed by a straight flight staircase from the lounge. Smooth plastered ceiling, ceiling light point, access to the roof void. Natural light is provided by a upvc double glazed window to the side aspect, power point.

An airing cupboard opens, providing slatted linen shelving and power point.

All doors are of a six panel design.

Bedroom 1 13'2" x 9'11" (4.02 x 3.04)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the front aspect, single panel radiator, laminate floor covering. Provision of power points, television point.

The room benefits from a range of fitted wardrobes incorporating drawer units and provides a good degree of hanging rail and storage.



Bedroom 2 11'4" x 8'7" (3.47 x 2.62)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator, provision of power points, laminate floor covering.



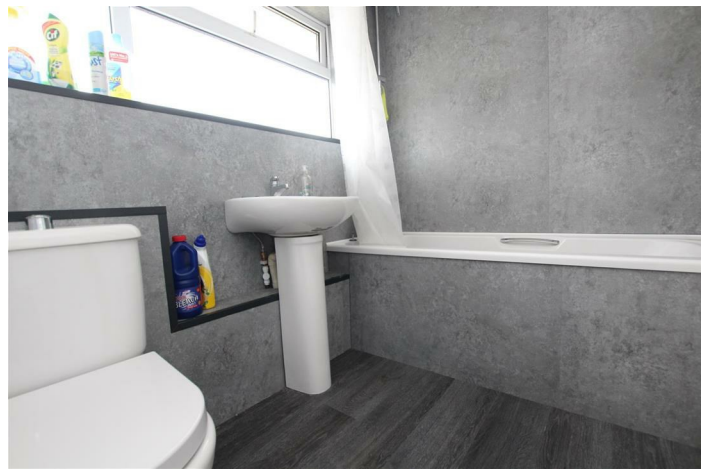
Bedroom 3 9'7" x 6'8" (2.94 x 2.04)

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

Family Bathroom 7'10" x 5'5" (2.40 x 1.66)

Textured ceiling, ceiling light point with incorporated extractor fan, obscure upvc double glazed window to the rear aspect. Laminate floor covering and a heated towel rail.

Fitted with a three piece white suite comprising wash hand basin, close coupled wc with dual push flush, panelled bath with mixer tap and shower attachment over. The walls are covered with a mixture of ceramic glazed tiling and aqua board panelling.



Front Garden

The front garden is laid to hard landscaping and laid to gravel and slate chippings for ease of maintenance, enclosed by a low level wall.

Rear Garden

The garden has been laid to hard landscaping for ease of maintenance. External power point, cold water tap.

Summer house located to the rear boundary.



Garage 16'0" x 9'4" narrowing to 7'9" (4.90 x 2.85 narrowing to 2.37)

Double panel radiator, cold water tap. Wall mounted Worcester Bosh combination boiler. Heating control timers.

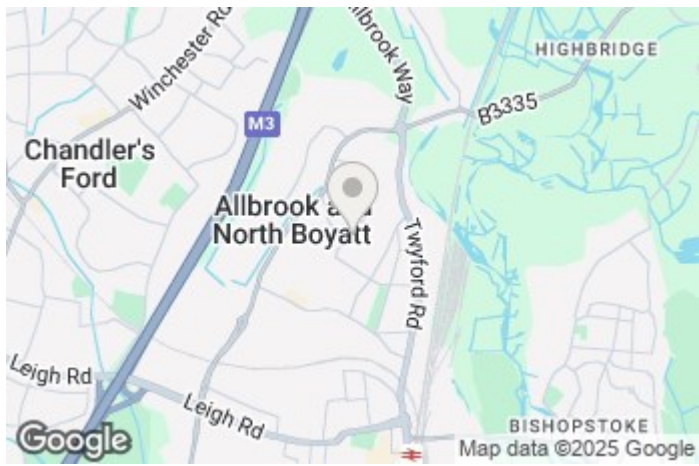
Insulated pressurised hot water cylinder.

The garage benefits from power and lighting.

Council Tax Band C

Agents Note

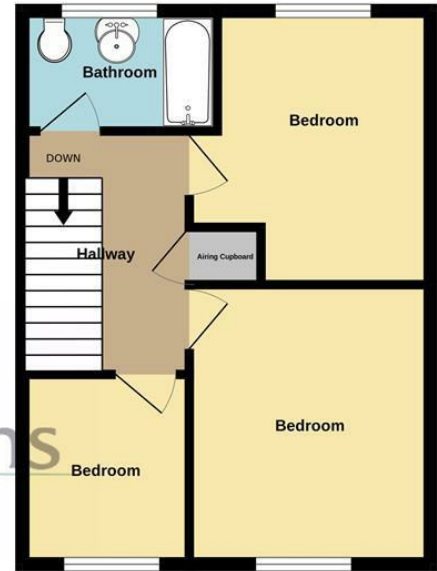
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Ground Floor



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		85
(81-91) B		
(69-80) C	71	
(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	