



**60, Chestnut Avenue, Eastleigh, SO50 5AL**  
**£1,450 PCM**

In very nice order throughout, a 3 bedroom semi detached house with a bright sitting / dining room, applanced kitchen, first floor modern 3 piece bathroom. Garage and off road parking for two cars on good sized driveway, enclosed rear garden. Very handy for schools & colleges, for fast access to the M3 & M27 and for a mainline station, and just a walk into Eastleigh town centre itself. Unfurnished & Available Now.

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.

A upvc door opens to porch with a ceramic glazed tiled floor, smooth plastered vaulted ceiling, upvc double glazed windows to the front and side aspect.

From here a upvc door with double glazed panel and adjacent window opens to

### Entrance Hallway

Textured ceiling with coving, ceiling light point, double panel radiator, telephone point and dado rail. Wall mounted heating control thermostat.

A cupboard opens housing the electric consumer unit and electric meter.

Staircase leading to the first floor landing with useful under stairs storage cupboard and housing the gas meter.

### Lounge / Dining Room 25'6" into bay x 11'5" (7.79 into bay x 3.48)

A dual aspect room with a walk in upvc double glazed bay window to the front aspect and a upvc glazed window to the rear. Textured ceiling with coving, ceiling light point, dado rail. Two double panel radiators, provision of power points, television, Sky and telephone point.

The room centres on an open fire (NOT IN USE) with an 'Adam' style mantle over and ceramic glazed hearth.



### Kitchen 9'8" max x 7'1" (2.96 max x 2.17)

Accessed from the entrance hallway.

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 cupboard over. Inset stainless steel sink unit with drainer and a mono bloc mixer tap over, four burner gas hob, electric 'Hotpoint' fan assisted oven. Space for an undercounter fridge.

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the side aspect, ceramic glazed tiled flooring and a single panel radiator.

From here an opening leads through to a utility room.



### Utility Room 5'5" x 10'7" (1.67 x 3.25)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to both aspects, single panel radiator. Upvc patio doors opening to the rear garden.



### First Floor

The landing is accessed by a straight flight staircase with a quarter turn from the entrance hallway. The landing has a smooth plastered ceiling, ceiling light point, access to the roof void.

All doors are of a six panel design.

### Bedroom 1 13'1" (into bay) x 11'4" (4.0 (into bay) x 3.47)

Smooth plastered ceiling, upvc double glazed walk in bay window to the front aspect, ceiling light point, single panel radiator, provision of power points.



### Bedroom 2 12'1" x 10'2" (3.69 x 3.12)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator, provision of power points, Sky point.

The room benefits from a storage cupboard and houses the hot water cylinder and Worcester Bosch boiler with slatted linen shelving.



### Bedroom 3 7'4" x 7'8" (2.26 x 2.34)

Smooth plastered ceiling, ceiling light point, upvc triangular window to the front aspect, single panel radiator, double power point.



### Family Bathroom 7'1" x 6'10" (2.18 x 2.09)

Fitted with a three piece suite comprising pedestal wash hand basin, low level wc, panelled bath, single shower enclosure with an electric 'Myra' over.

Smooth plastered ceiling, four ceiling light points, obscure upvc double glazed window to the rear aspect, single panel radiator, linoleum floor covering.



### Garage

Of pre-fabrication construction, accessed by a metal up and over door. (for storage purposes only).

### Rear Garden

Stepping out from the patio doors from the utility room onto an area laid to bloc paving, adjacent there is an area laid to patio.

Principally the rear garden is laid to lawn, with a secondary patio located to the rear of the property.

Wooden shed, placed on a hardstanding base.





