



96a, Itchen Avenue, Eastleigh, SO50 8NH

£1,375 PCM

A 3 bedroom semi detached family sized home located in a popular location. The accommodation is currently arranged as an open plan living room / dining room with dual aspect, a good sized kitchen, as well as a second family room. To the first floor, three good sized bedrooms with useful storage and served by a 3 piece white family bathroom. The property has gas fired central heating and is double glazed. A driveway to the front provides off road parking. 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 with obscure glazing and leaded lights opens onto an entrance porch.

Entrance Porch

Textured ceiling, ceiling light point, upvc double glazed window to the side aspect, linoleum floor covering.

A six panel door opens to

Lounge / Diner 22'4" x 10'9" narrowing to 7'6" (6.81 x 3.30 narrowing to 2.29)

Textured ceiling, two ceiling light points, coving, upvc double glazed window to the front and rear aspects, two double panel radiators, provision of power points, television, telephone and Sky point.

From here a six panel door leads to an ground floor cloakroom. A further six panel door leads to further family room.



Cloakroom

Fitted with a wall mounted wash hand basin and a close coupled wc.

Smooth plastered ceiling, ceiling light point, extractor fan.

Family Room 7'10" x 11'5" (2.41 x 3.49)

Smooth plastered ceiling, two downlighters, double panel radiator, provision of power points. Upvc double glazed window to the front aspect, laminate style flooring.

From here a six panel door leads to the kitchen.



Kitchen 15'6" x 8'0" (4.73 x 2.44)

The kitchen is fitted with a range of low level cupboard and drawer base units with useful larder cupboard. Heat resistant worksurface with an inset stainless steel sink unit with drainer and a mono bloc mixer tap over. Four burner gas hob with extractor hood over, electric fan assisted oven, space for undercounter appliance, space for a fridge / freezer.

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, wall mounted 'Worcester' Bosch boiler.

A doorway leads through to a rear lobby.



Rear Lobby

Textured ceiling, ceiling light point, upvc obscure door giving access to the rear garden.

Staircase leading to the first floor.

First Floor

The landing is accessed by a staircase from the rear lobby. With a textured ceiling, down lighter, double panel radiator, access to the roof void.

All doors are of a solid panel design.

Bedroom 1 13'1" x 7'9" widening to 10'4" (4.0 x 2.37 widening to 3.17)

Textured ceiling, down lighter, coving, upvc double glazed window to the front aspect, and further upvc door with obscure glazing to the rear. Radiator, provision of power points.



Bedroom 2 11'5" x 8'1" (3.50 x 2.47)

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

A door opens to a useful storage cupboard providing shelving.



Bedroom 3 11'5" x 7'8" (3.50 x 2.34)

Textured ceiling, down lighter, upvc double glazed window to the rear aspect, single panel radiator, provision of power points, television point. A cupboard opens providing useful shelving.



Family Bathroom 10'8" x 5'7" (3.26 x 1.72)

Fitted with a three piece white suite comprising panel bath with shower over, wash hand basin set within a vanity unit, close coupled wc and a heated tow rail.

Smooth plastered ceiling, down lighter, extractor fan, upvc obscure glazed window to the front aspect, ceramic glazed tiled flooring.



Front Garden

The front garden is principally laid to lawn.

Rear Garden

The rear garden is a good size with an area laid to patio providing a pleasant seating area.

The garden is principally laid to lawn and enclosed by fencing.



Council Tax Band C



