



30, Olympic Way, Eastleigh, SO50 8QA £1,350 PCM

An excellent 3 bedroom terraced house, located in a popular location of Bishopstoke.

The accommodation is arranged as a welcoming entrance hallway, second reception / dining room arched through to the principal 16'10" x 11'8" living room, well fitted kitchen with access to the patio and rear garden. To the first floor are all three bedrooms, which are served by a brand new 3 piece bathroom suite. Gas Fired Central Heating is installed, and the property is double glazed. A brick paved driveway to the front provides off road parking. UNFURNISHED & AVAILABLE EARLY DECEMBER.

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The property is accessed from the road via a dropped kerb on to a brick paved driveway, providing off road parking. Canopied entrance with external meters, sensed halogen light and cold water tap. A part obscure double glazed panel door opens onto

ENTRANCE HALLWAY

Smooth plastered ceiling, ceiling light point, useful recessed area with power point, laminate floor covering,

A door gives access into a second reception / dining room.

SECOND RECEPTION ROOM 15'7" x 7'2" (4.75 x 2.2)

Double glazed window to the front aspect with leaded lights, smooth plastered ceiling with coving, two ceiling light points, double panelled radiator. A meter cupboard houses the fuse box.

An archway leads through into the lounge.



LOUNGE 16'10" into stairwell x 11'8" (5.13m into stairwell x 3.56m)

Large double glazed window to the rear aspect and a part double glazed panel door giving access to the patio and rear garden. Laminate floor covering. The room centres on a fireplace with an inset pebble electric fire, wooden surround, tiled hearth and wooden mantle over. Staircase giving access to the first floor landing with useful storage cupboard underneath, double panelled radiator, television aerial lead and point, smooth plastered ceiling with coving and two ceiling light point.

Wall mounted Worcester digital heating control thermostat.



KITCHEN 7'7" x 6'4" (2.32 x 1.95)

Accessed from the entrance hallway, double glazed window to the front aspect. The kitchen is fitted with a range of panelled fronted units with stainless steel handles, complementary tiled splashbacks, laminate tiled effect flooring.

Inset single drainer stainless steel sink unit with a chrome mono bloc mixer tap over, wood bloc heat resistant worksurfaces. Space for undercounter appliances. Beko automatic washing machine. Neue electric oven with extractor hood over, inset four burner gas hob. Smooth plastered ceiling, ceiling light point and a smoke alarm.



FIRST FLOOR ACCOMMODATION

The landing is accessed from the living room by a straight flight staircase with ranch style balustrade. The landing has smooth plastered ceiling, ceiling light point, smoke alarm.

BEDROOM 1 9'7" x 9'2" (2.93 x 2.8)

Double glazed window to the front aspect, radiator, laminate floor covering, smooth plastered ceiling and a ceiling light point.



BEDROOM 2 9'11" x 6'5" (3.03 x 1.98)

Double glazed window to the rear aspect, radiator, smooth plastered ceiling, ceiling light point, access to the roof void.



BEDROOM 3 9'4" max x 7'0" max (2.85 max x 2.14 max)

Double glazed window to the rear aspect, radiator, tongue and groove panelled walls with dado rail. Built in shelving with cupboard over and double wardrobe with drawers underneath.



BATHROOM

A fully refurbished bathroom fitted with a three piece white suite, comprising panelled bath with chrome mixer tap, plumbed in shower with shower screen, close coupled wc, pedestal wash hand basin with a chrome mono bloc tap. Complementary tiled walls, and to the full height around the bath and shower area. Plumbed in chrome heated towel rail, obscure double glazed window to the front aspect, laminate floor covering.

A cupboard houses a Worcester combination gas boiler for the central heating and domestic hot water supply.



EXTERNALLY

FRONT GARDEN

The front garden is of an open plan design with a brick driveway, with an area adjacent laid to lawn with flower bed.

REAR GARDEN

Is fully enclosed by timber fencing, immediately abutting the rear of the property is a flagstone patio with retaining wall. Three steps up with a flagstone path down one side leads to a secondary patio to the rear. The garden is principally laid to lawn with flower / shrub beds.

Off Road Parking To Front



Additional Information

Approx Size - 66 m² or 710 f²

Closest Primary School - Stoke Park Infant School

Closest Secondary School - Wyvern College

Council Tax Band C



