



*At home in Eastleigh*

# 40 Ladywood

EASTLEIGH, SO50 4RW

## Asking Rent £ 1,800 PCM

- Energy Performance Rating D
- Holding Deposit £415.38
- Deposit £2,076.90
- Council Tax Band E
- Newly Redecorated
- Four Bedrooms
- Sitting Room
- Dining Room
- Family Room
- Study
- Two Bathrooms
- Garden
- Off Road Parking



A versatile and well proportioned modern family home located in North Boyatt, on the outskirts of Eastleigh. Nicely presented throughout, the accommodation includes four bedrooms (master with en-suite), four reception rooms, kitchen and bathroom. Off road parking and garden.







Newly redecorated throughout, the property offers spacious and versatile accommodation. Upon entering the property, there is a hallway with doors to the cloakroom, study, sitting room and kitchen.

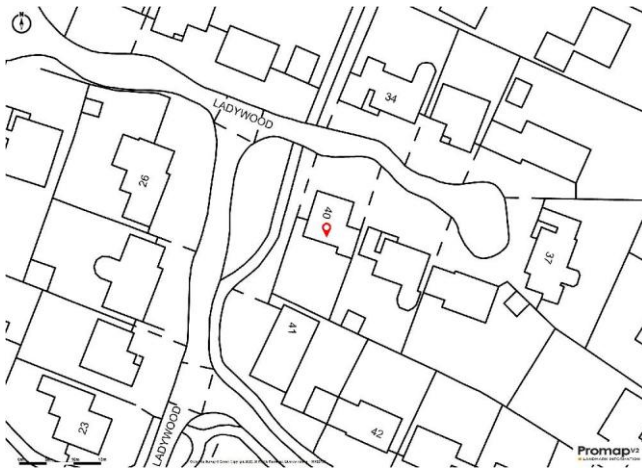
The sitting room, with its attractive bay window, has double doors through to the dining room. There is a family room with laminate floor and door to the garden. The kitchen features modern white base and eye level units and built in oven and hob.

Upstairs is the master bedroom with en-suite including a walk in shower. The family bathroom has a white suite including bath with shower over, WC and wash basin. There are three further bedrooms and an airing cupboard.

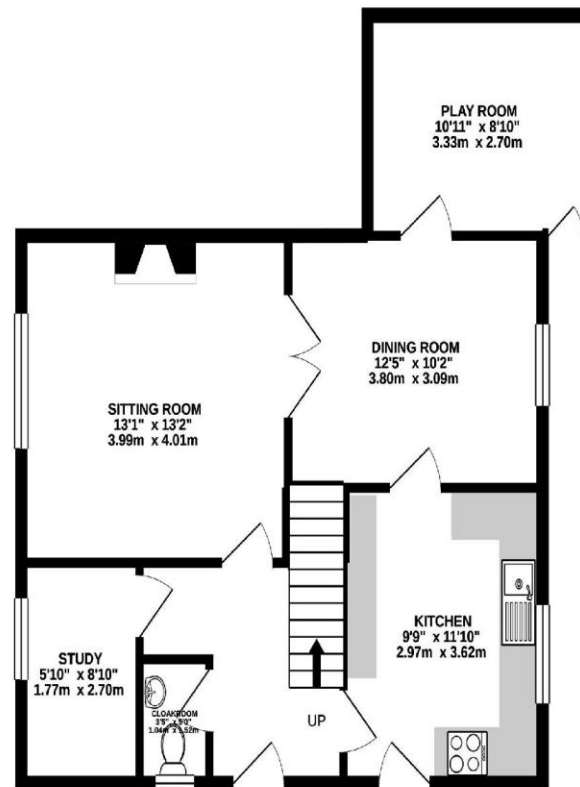
To the front are two off road parking spaces and the garage/store. To the rear is a mature garden which is mainly laid to lawn, and a good-sized patio area.

Ultrafast broadband is available (source: Ofcom). Please check <https://www.ofcom.org.uk/mobile-coverage-checker> for mobile phone signal information.

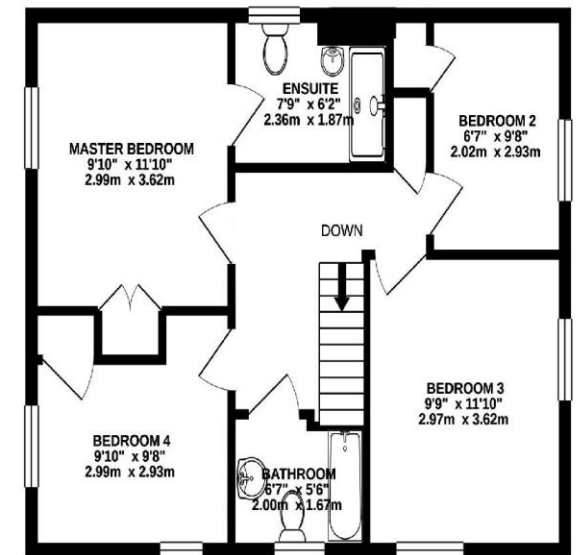




GROUND FLOOR  
644 sq.ft. (59.8 sq.m.) approx.



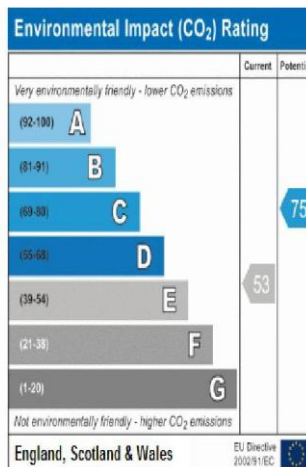
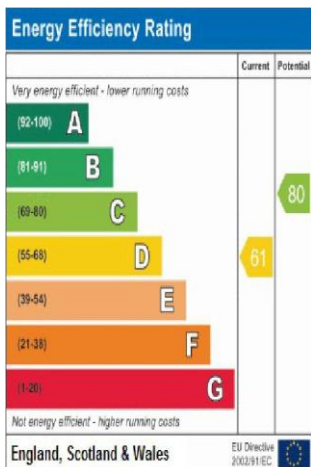
1ST FLOOR  
558 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1202 sq.ft. (111.7 sq.m.) approx.

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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.