David Evans
ESTATE AGENTS

Property Details

TEL: (023) 8061 6060
www.david-evans.co.uk

40, Hoddinott Road, Eastleigh, SO50 5SN
Chain Free £145,000

A spacious and light low maintenance maisonette. Eastleigh town centre is just minutes away and fast access is provided to the M3 and M27. The apartment is on the ground floor and provides, a light & spacious living room. Fitted a kitchen, a double bedroom and a two piece ensuite bathroom, and separate cloakroom. A parking space is conveyed with the property. No Forward Purchase.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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A one bedroom ground floor maisonette. The property is accessed along the path to a canopied entrance with courtesy light over opens to

Front Garden

The front garden is enclosed by a low level hedge and laid to lawn with a paved path

Lounge 13'8" x 10'0" + bay window (4.18 x 3.07 + bay window)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the front aspect, provision of power points, television and telephone point. Laminate floor covering, panel heater, wall mounted electric consumer unit. The room centres on an electric coal effect fire with an 'Adam' style mantle over.

From here a four panel door opens to a storage cupboard, a second four pane door opens to an airing cupboard housing a pressurised hot water cylinder and slatted linen shelving.

Kitchen 5'11" x 8'3" (1.82 x 2.53)

The kitchen is fitted with a range of matching light wood effect fronted cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset stainless steel sink unit with drainer and a mono bloc mixer tap, four burner electric hob, 'Hotpoint' electric fan assisted oven, stainless steel 'Whirlpool' extractor fan, ceramic glazed splashback tiling. Space and plumbing for an automatic washing machine, space for a tall fridge / freezer.

Smooth plastered ceiling, ceiling light point, linoleum floor covering, glazed window giving borrowed light from the lounge.

Inner Hallway

Smooth plastered ceiling, ceiling light point, continuation of laminate floor covering.

A four panel door opens to a ground floor cloakroom.

Cloakroom

Wash hand basin with ceramic glazed splashback tiling, low level wc with dual push flush.

Smooth plastered ceiling, ceiling light point, extractor fan, ceramic glazed tiled flooring, heated towel rail.

Bedroom 9'7" x 10'10" (2.94 x 3.32)

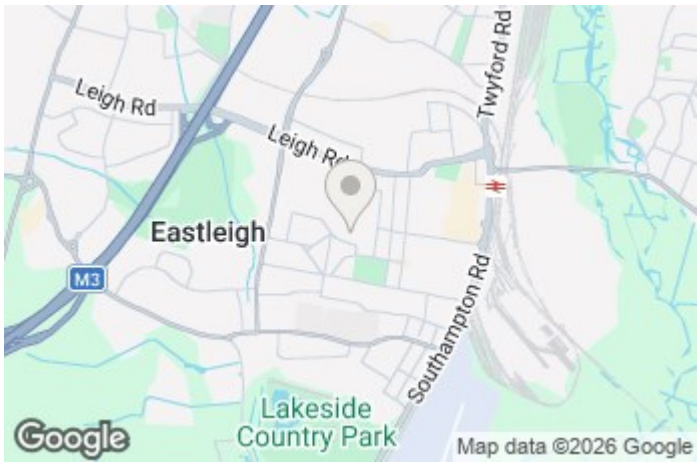
Smooth plastered ceiling, ceiling light point, upvc double glazed window to the rear aspect, provision of power points, telephone point, televison point, panel heater.

A four panel door opens to an ensuite.

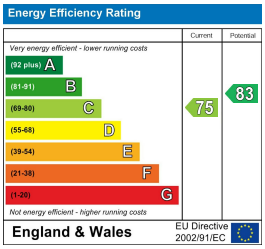
Ensuite 6'2" x 5'1" (1.88 x 1.56)

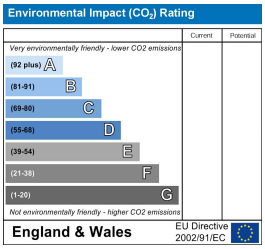
Smooth plastered ceiling, ceiling light point, wall mounted extractor fan, ceramic glazed tiled flooring. Heated towel rail, wash hand basin set within a vanity unit with storage below, panelled bath with a mono bloc mixer tap and thermostatic valve. Ceramic glazed half heigh tiling and to full height around the bath / shower area.

Council Tax Band B



BEDROOM
ENSUITE
HALL
WC
KITCHEN
C
C
LIVING ROOM


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
75
83
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC