



**7, Loveridge Way, Eastleigh, SO50 9PN**  
**£1,435**

A very light & spacious 4 bedroom townhouse on a stylish development by Linden Homes, within easy walking distance of the town centre and a mainline railway station. The M3 & M27 are within fast access. To the ground floor, cloakroom, expansive lounge/dining room and applianced kitchen. The first floor accommodates 2 bedrooms, the master with en suite, and a family bathroom. Two further bedrooms are located on the second floor. Available Early May.

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

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## ENTRANCE HALLWAY

The property is accessed via a canopied entrance with courtesy lighting where a panelled door with upper glazed panel opens to the entrance hallway. The hall has a staircase to the first floor landing, a single panelled radiator, power points and a wall mounted central heating thermostat. The ceiling is plain plastered and has coving, two light points and a wired in smoke alarm. A pair of doors opens to a cloaks cupboard which also houses the circuit breakers and smart meter.

## GROUND FLOOR CLOAKROOM

The cloakroom is fitted with a two piece white suite of low level wc and a pedestal wash hand basin with mirror above. Single panelled radiator, Vortice extractor fan, ceiling light point.

## LOUNGE / DINING ROOM

### LOUNGE AREA 14'5" x 10'11" (4.41 x 3.35)

An L-shaped lounge/dining room, measured here in two sections. One double and one single panelled radiator and, with high efficiency in mind, tv point, telephone point, data cables for computer connection, surround sound points and Virgin Media connections for tv and telephone.

The lounge has a double glazed window overlooking the rear garden. Coved and plain plastered ceiling with a light point. Two wall light points.

### DINING AREA 8'8" x 7'11" (2.66 x 2.43)

The dining area of the room has a double glazed window to the rear aspect and a pair of french doors with windows either side to the garden.



### KITCHEN / BREAKFAST AREA 14'11" x 7'0" (4.56 x 2.15)

Double glazed window to the front aspect. The kitchen is fitted with a range of lightwood base and wall units with brushed steel handles. Heat resistant work surfaces have an inset one and a half bowl single drainer stainless steel sink with mono bloc tap. Wine bottle storage is incorporated and obscure glazed display cabinets. Built in appliances include an integrated fridge and freezer, a stainless steel double oven and grill and an inset stainless steel gas hob with a concealed extractor hood above. Space and plumbing are provided for both a washing machine and a dishwasher.

One of the wall mounted units conceals a Glowworm

combination gas boiler serving the domestic hot water supply and the central heating. Timing controls are built in. A breakfast bar is installed. Single panelled radiator, power points, and the ceiling is plain plastered and has a Vortice extractor fan and a light point. Vinyl floor covering.



## FIRST FLOOR ACCOMMODATION

The landing is accessed from the entrance hall by a turning staircase and has power points, a wired in smoke alarm, a light point and a single panelled radiator. Natural light is provided by a double glazed window to the front aspect. Off the landing are two bedrooms and the family bathroom. A second staircase leads to the second floor landing.

### BEDROOM 1 14'5" x 11'6" (4.41 x 3.53)

The principal bedroom has two double glazed windows to the rear aspect, a single panelled radiator, power points, tv, telephone & aerial points, and the ceiling is coved and plain plastered and has a light point. A fitted double wardrobe provides hanging and shelf space. A door opens to an en suite facility.



### EN SUITE 7'0" x 3'9" (2.15 x 1.16)

The shower room is fitted with a one and a half width shower cubicle with a plumbed in shower and a sliding door, a pedestal wash hand basin with mirror above and shaver light, and a low level wc. Single panelled radiator, plain plastered ceiling with light and a Vortice extractor fan.



### **BEDROOM 4 7'0" x 7'9" (2.15 x 2.38)**

Double glazed window to the front aspect, single panelled radiator, power points, plain plastered ceiling with a light point. NTL telephone point and aerial point.

### **FAMILY BATHROOM 7'0" x 5'9" (2.14 x 1.77)**

The bathroom is fitted with a three piece white suite of panelled bath with handrails and mixer/shower attachment, pedestal wash hand basin with mirror and shaver light over, and a low level wc. Marble effect splashback to the bath area. Plain plastered ceiling with light point, Vortice extractor fan,.



### **SECOND FLOOR ACCOMMODATION**

The second floor landing is accessed from the landing by a straight flight staircase and the landing has a plain plastered ceiling with a light point and wired in smoke alarm. A storage cupboard off the landing is fitted with a bar heater. A frosted glazed window provides natural light to the landing.

### **BEDROOM 2 8'11" x 7'5" + large walk in dormer (2.72 x 2.28 + large walk in dormer)**

Smooth plastered ceiling, ceiling light point, wired in smoke alarm, access to the roof void, double glazed window to the front aspect, single panelled radiator and power points. An eaves storage cupboard and built in double wardrobe provide a good degree of hanging rail and storage.



### **BEDROOM 3 10'9" x 8'5" (3.30m x 2.57m)**

Smooth plastered ceiling, ceiling light point, wired in smoke alarm, double glazed walk in dormer window to rear aspect, single panelled radiator, storage cupboards built into the eaves.



### **EXTERNALLY**

#### **TO THE FRONT**

The frontage to the property is of open plan design with shrub plantings. Side pedestrian access via a gate opens to the rear garden.

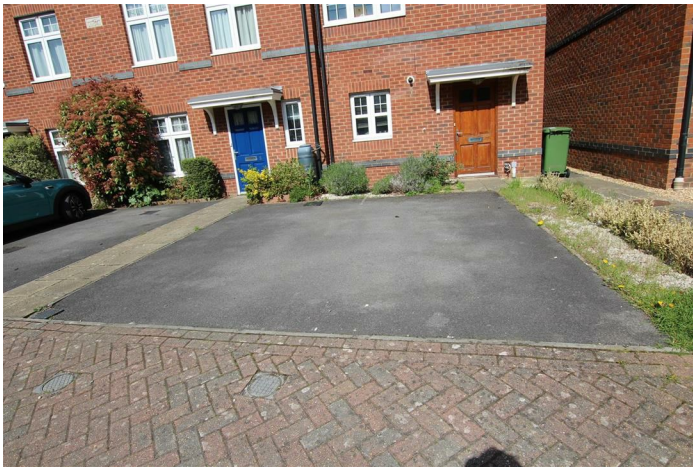
#### **TO THE REAR**

The garden is fully enclosed and laid principally to lawn. A garden shed is in place, and a cold water tap. Lighting is installed at the rear of the house and useful bin storage behind the rear boundary fence.

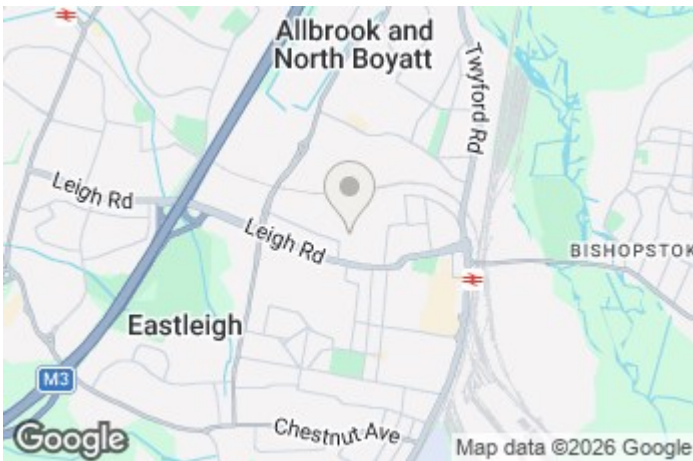


### Off Road Parking

Two parking spaces are allocated to the property immediately in front of the property, with visitor parking spaces nearby and additional on street parking.



### Council Tax Band D

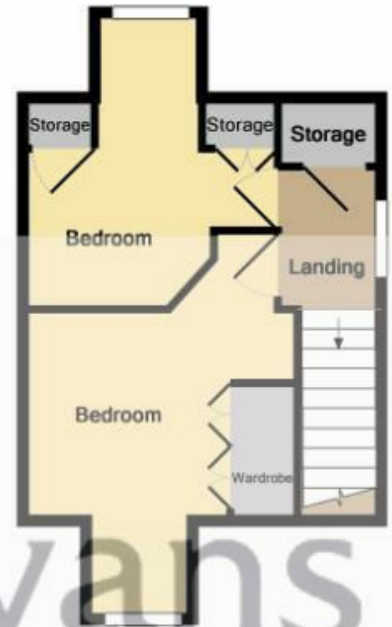




Ground Floor  
Approx. Floor  
Area 438 Sq.Ft.  
(40.7 Sq.M.)



1st Floor  
Approx. Floor  
Area 375 Sq.Ft.  
(34.8 Sq.M.)



2nd Floor  
Approx. Floor  
Area 274 Sq.Ft.  
(25.5 Sq.M.)

Total Approx. Floor Area 1088 Sq.Ft. (101.0 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	